



Town Fork Creek Neighborhood Plan



City Planning & Development Department
Planning, Preservation & Urban Design Division
City of Kansas City, Missouri

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Town Fork Creek Neighborhood Plan

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BACKGROUND

AND PURPOSE OF THE PLAN

The purpose of this plan is to provide a framework for future development within the Town Fork Creek neighborhood and identify existing neighborhood problems and possible solutions. This plan is the result of a public participation planning process intended to integrate public policy, neighborhood residents' concerns, and neighborhood development potential in a comprehensive plan.

Community leaders, area stakeholders and residents of the Town Fork Creek neighborhood sought to prepare a plan that would

- Serve as a public policy document, directing the future growth and development of the neighborhood, and
- Guide residents, property owners, developers and various City agencies toward appropriate land use, design and development decisions.

The Town Fork Creek neighborhood is named for the creek that runs from the southwest corner to the northeast corner of the neighborhood. Flooding and drainage issues surrounding Town Fork Creek over the years have had a negative impact on the neighborhood. Despite the impact of Town Fork Creek, the neighborhood has remained a single-family residential community surrounded with commercial,

retail and semi-public uses on its eastern, western and southern borders.

Adjacent to the neighborhood to the northeast is the new development on Blue Parkway that includes the H&R Block Services and Technology Center, Swope Parkway Health Center, an 85,000 sq. ft. office building and a retail center that is currently under construction. On the southeast is one of the country's largest urban parks, Swope Park with Starlight Theater, the Kansas City Zoo and a variety of recreational facilities. The neighborhood is in close proximity to the Country Club Plaza and many cultural-educational venues such as the Bruce R. Watkins Cultural Heritage Center & Civil War Museum, the Brush Creek Community Center, Nelson-Atkins Museum of Art, the University of Missouri, Kansas City and Rockhurst University. With appropriate planning mechanisms in place this residential neighborhood is in a position to take advantage of the surrounding amenities and reverse the negative trends affecting the community.

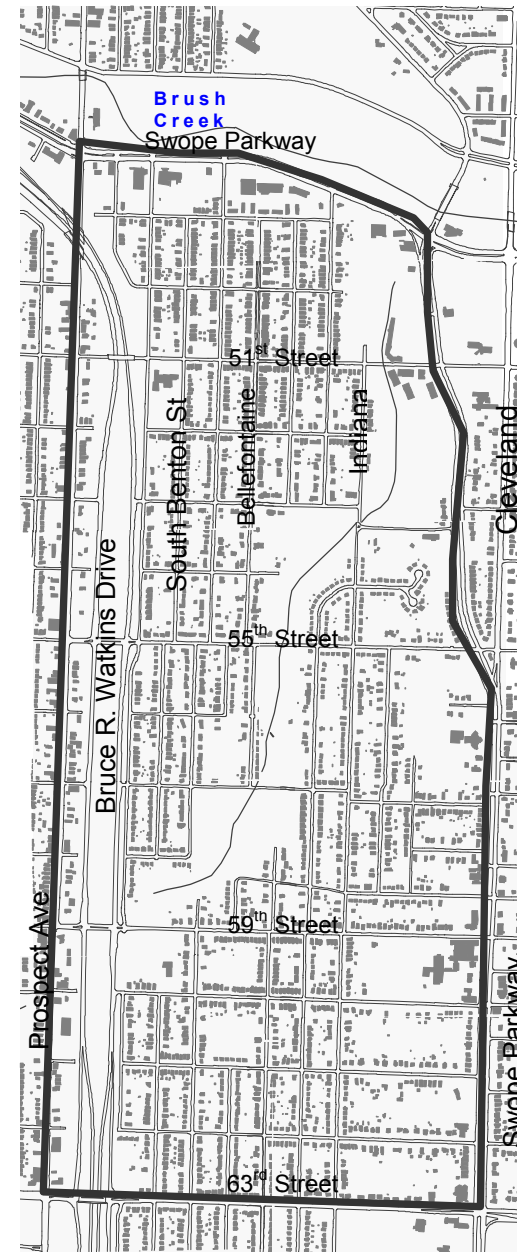
BOUNDARIES

OF THE NEIGHBORHOOD

For the purpose of this neighborhood plan the boundaries of the Town Fork Creek Neighborhood are:

- Swope Parkway on the north
- 63rd Street on the south
- Swope Parkway/Cleveland Avenue on the east
- Prospect Avenue on the west

**Map 1. Town Fork Creek
Area Boundaries**



PROCESS

OVERVIEW

The planning process involves four main tasks:

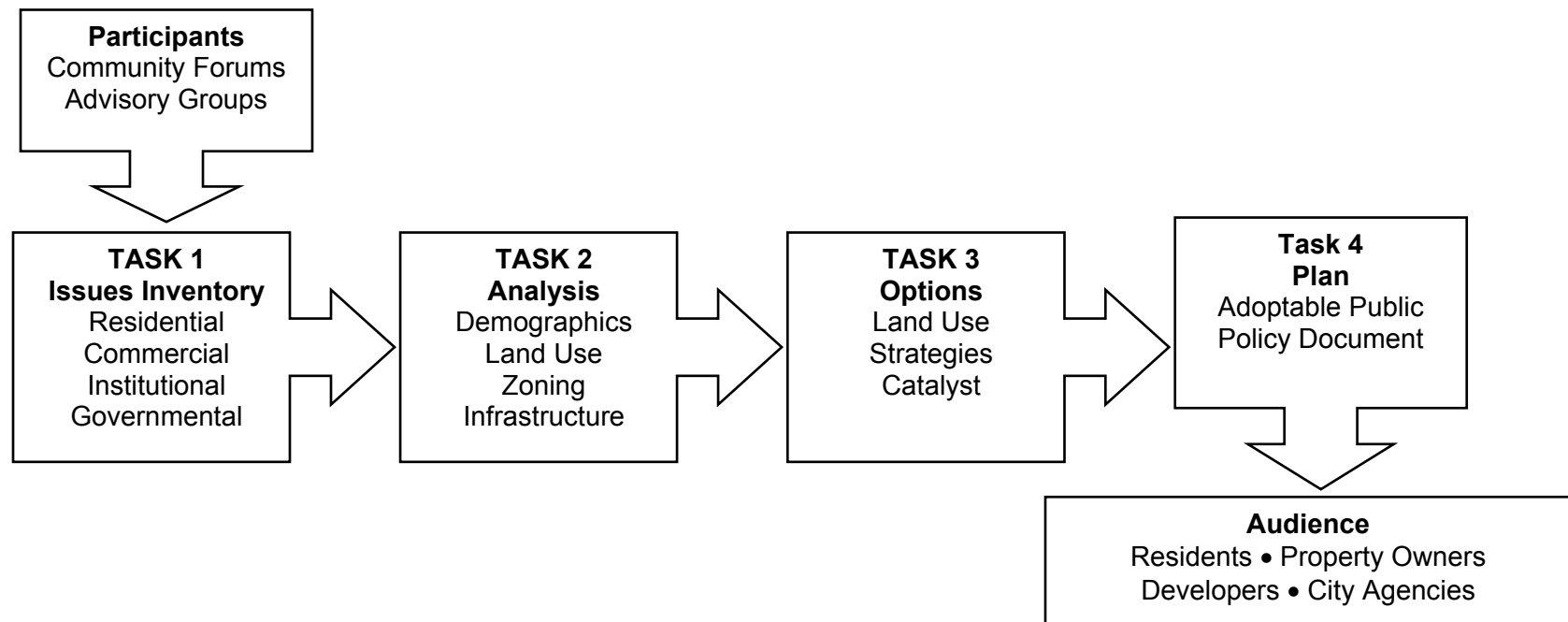
Task 1.0 Issues Inventory identifies area concerns through a series of community forums, advisory group meetings and interviews with area stakeholders.

Task 2.0 Analysis involves an assessment of current planning and development efforts, as well as a profile of existing conditions.

Task 3.0 Options considers existing plans and proposes feasible land use, public improvements and available resources for several target development areas.

Task 4.0 Neighborhood Plan outlines specific development projects and actions by type, characteristics and benefits.

The planning process includes the structured involvement of institutional and development representatives, public agencies and the community at large. The process is illustrated in the diagram below.

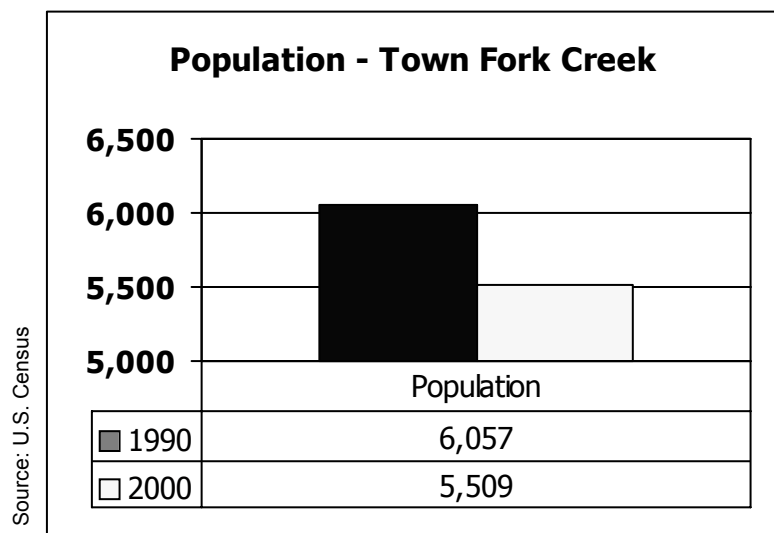


This section provides an overview of the existing conditions in the Town Fork Creek Neighborhood. The neighborhood is described in terms of its demographics, housing, land use, zoning, development activity, transportation, neighborhood assessment results, adopted plans and planning issues.

PEOPLE FIRST DEMOGRAPHICS

Population and Household Characteristics

Demographic data from the 2000 US Census indicated that the Town Fork Creek neighborhood experienced a loss of 9.9 percent of its population from 1990.



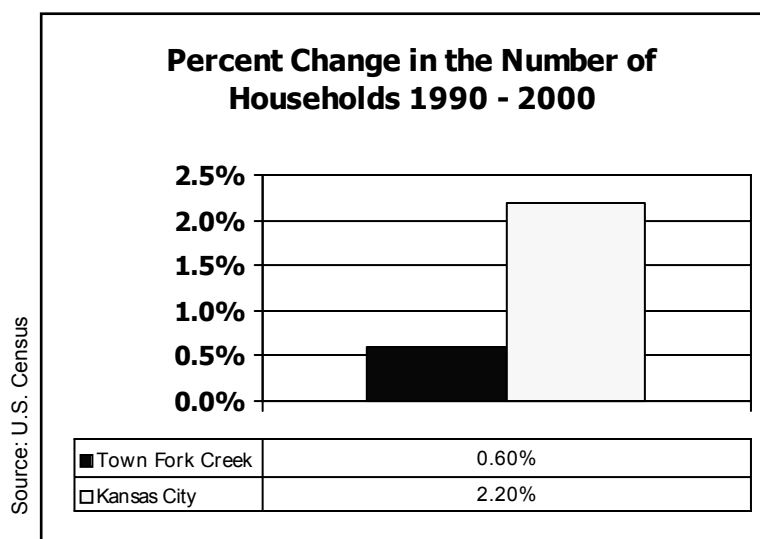
There was no corresponding decrease in the number of households, which increased slightly (less than 1

percent) from 1990 to 2000. During that same period, Kansas City experienced a 2.2 percent gain in number of households.

Number of Households

Source: U.S. Census

	1990	2000
Town Fork Creek	2,163	2,176
Kansas City	177,607	181,653

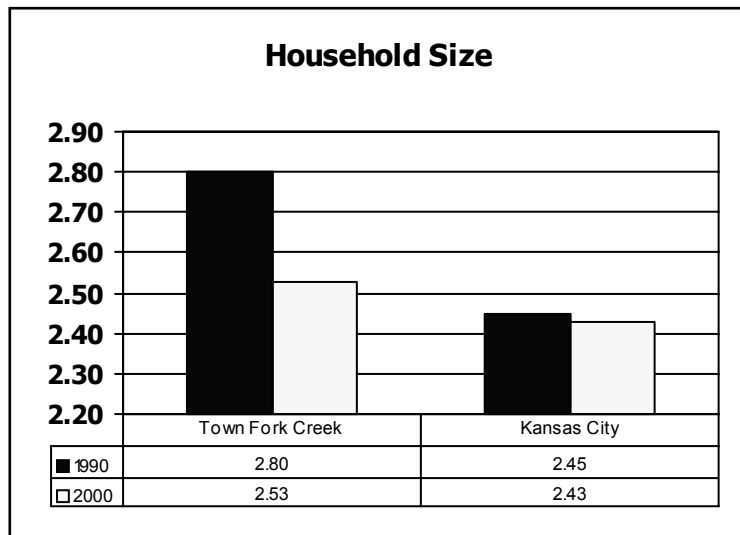


The decline in population and increase in the number of households reflect the nation-wide trend toward smaller households of more varied composition.

Household Size

The average household in Town Fork Creek decreased from 2.8 persons in 1990 to 2.53 persons in 2000. In 1990, the average household in Kansas City consisted of 2.45 persons; in 2000 the average Kansas City household consisted of 2.43 persons.

Source: U.S. Census

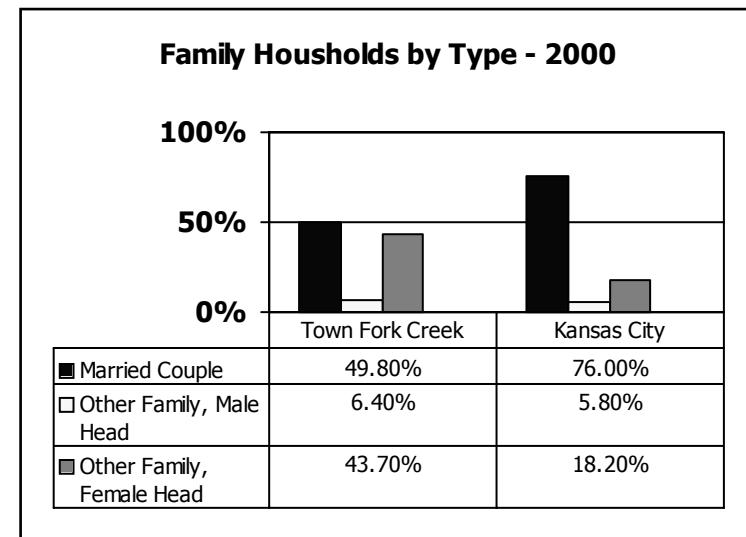


Household Composition

In 2000, 1,344, or almost 64 percent of the total households in the Town Fork Creek neighborhood were family households (defined as a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption). In Kansas City, just over 69 percent of the total households were family households. In the Town Fork Creek area, married couples made up 49.8 percent of those family

households while 43.7 percent of the family households were headed by a female with no husband present. In Kansas City, married couples made up 76 percent of family households while just over 18 percent of the family households were headed by a female with no husband present.

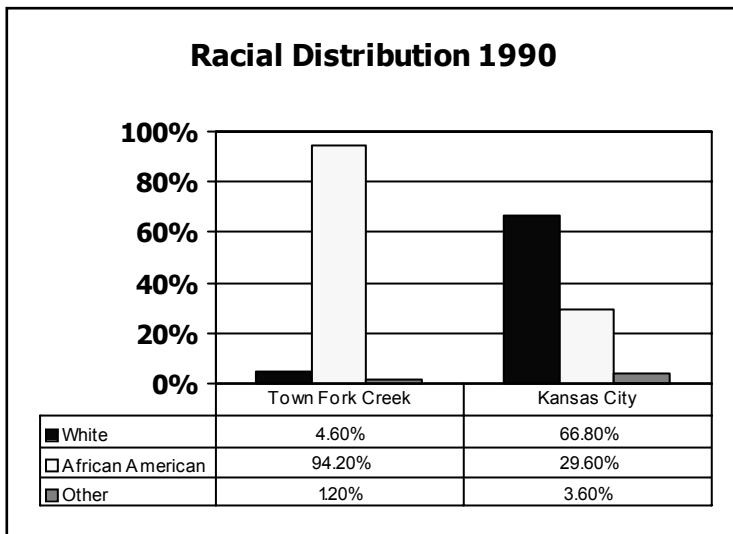
Source: U.S. Census



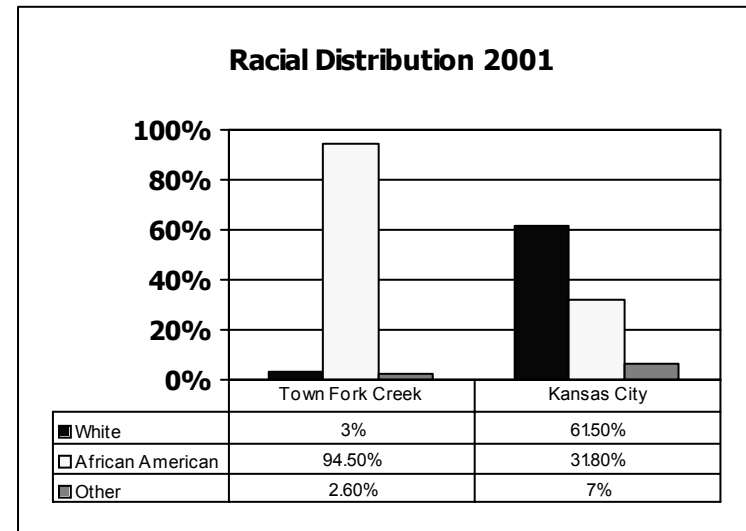
Race

Town Fork Creek remains a predominantly African American neighborhood; however, its pattern of racial change matches the pattern of change experienced by the city. Between 1990 and 2001, Kansas City and Town Fork Creek saw a decline in the percentage of their white populations, very slight growth in the percentage of their African American populations and nearly a doubling in the percentage of other populations.

Source: U.S. Census

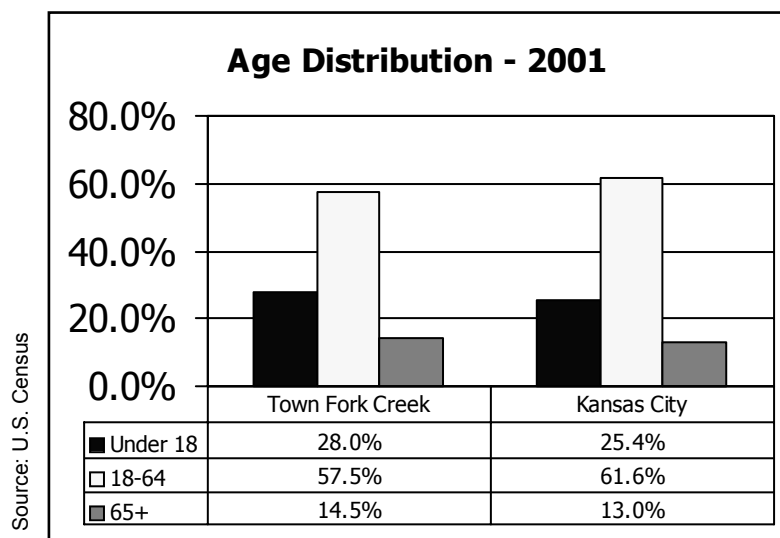


Source: U.S. Census



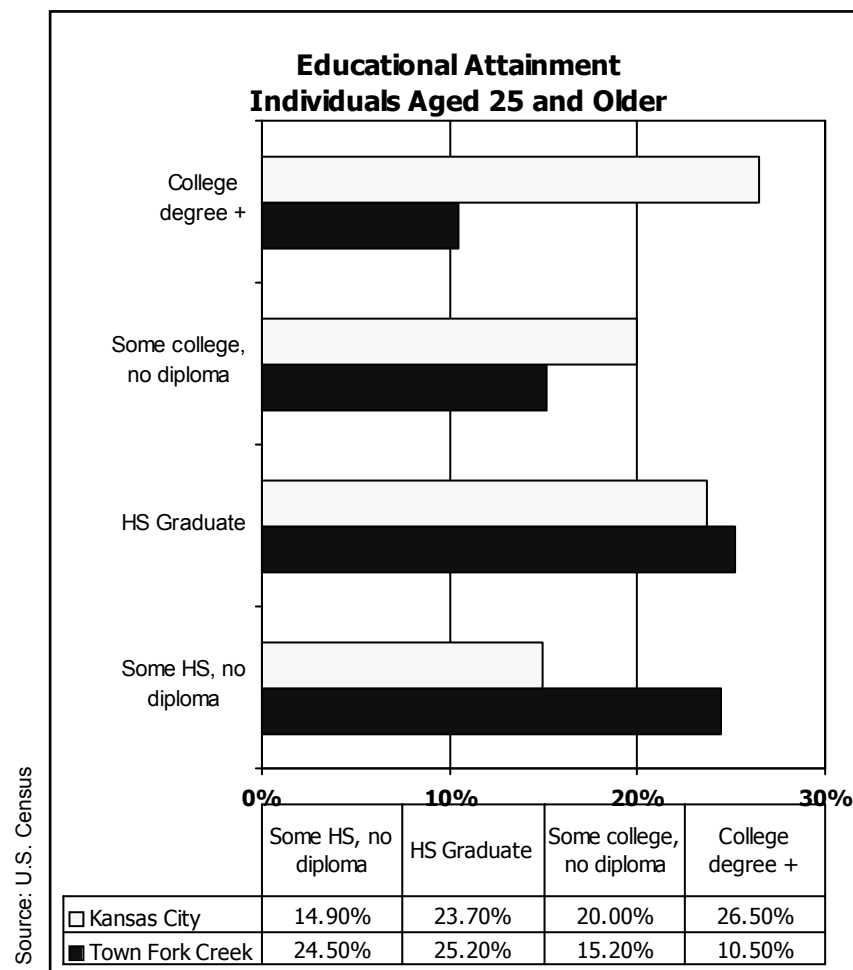
Age Distribution

Town Fork Creek and Kansas City residents share a median age of 34 years. The percent of Town Fork Creek's population below age 18 and over age 65 are both slightly higher than found across the city. Higher numbers of single parent households and grandparents caring for grandchildren contribute to this pattern of age distribution.



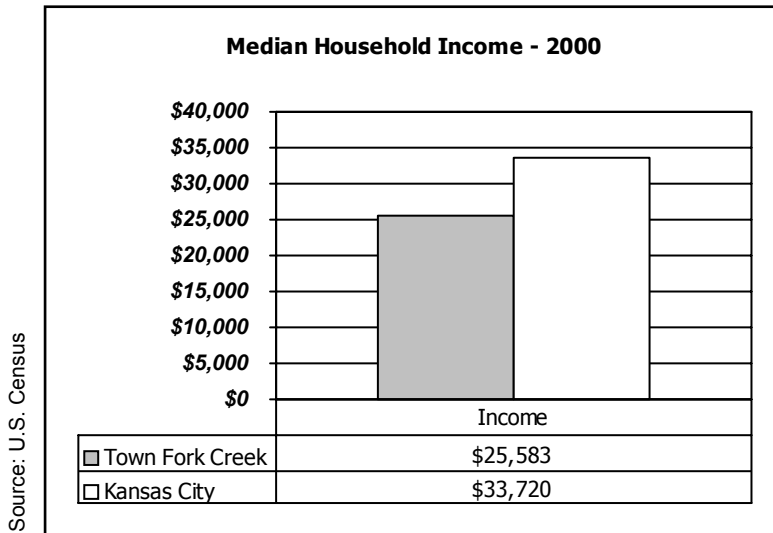
Educational Attainment

A higher percentage of Town Fork Creek residents have not completed high school than found in the city as a whole. This finding is consistent with lower income levels and higher unemployment rates.



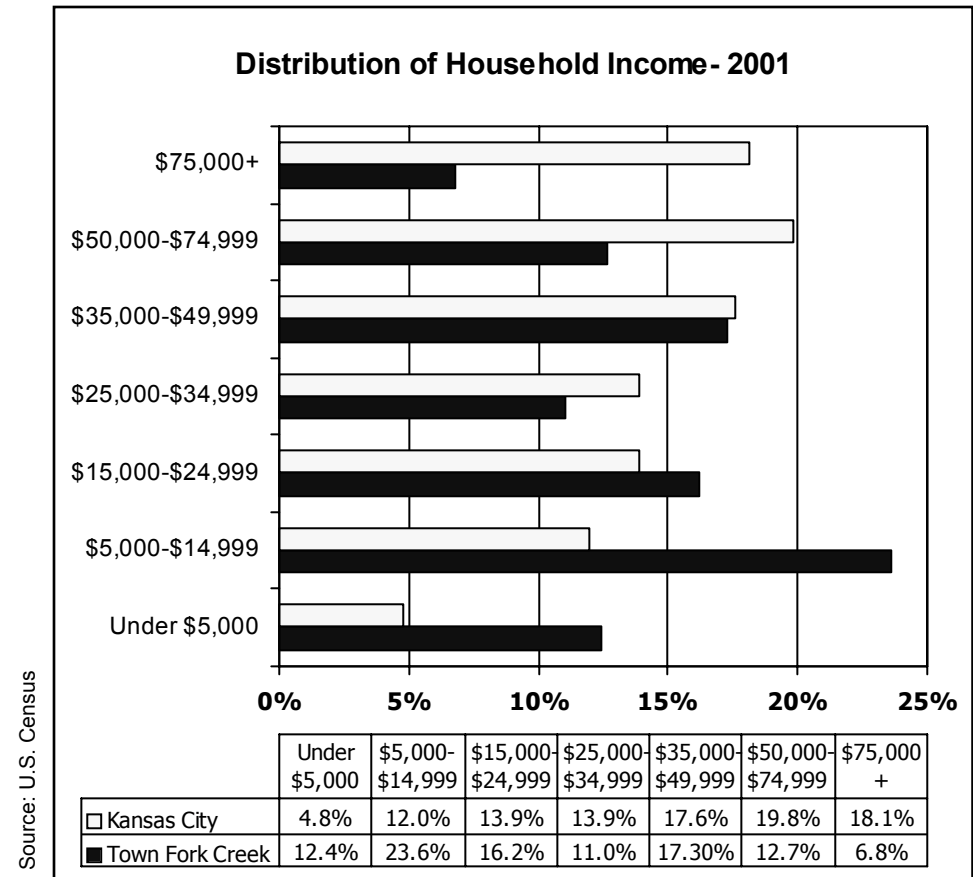
Income and Unemployment Characteristics

In 2000, the median household income in Town Fork Creek was \$25,583, or 75.9 percent of Kansas City's median household income. This reflects the educational attainment of neighborhood residents and the availability of higher wage jobs.



The percentage of Town Fork Creek households earning less than \$15,000 is more than twice the average percentage of Kansas City. In terms of mid-range incomes, Town Fork Creek remains comparable to other parts of the city, and it falls significantly behind the city distribution at the high end of incomes.

U. S. Census data for 2000 shows an unemployment rate of 17.6 percent for residents of Town Fork Creek; this is almost three times the unemployment rate of 6.3 percent for Kansas City, Missouri.



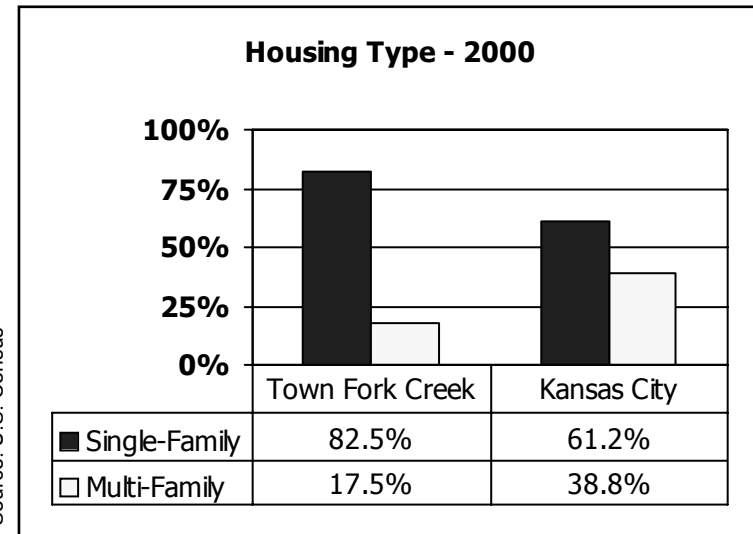
HOUSING

While Town Fork Creek has relatively older and lower value housing than found across the city, it has a proportionately larger stock of single-family homes. Housing tenure and vacancy rates are comparable with values for the city as a whole.

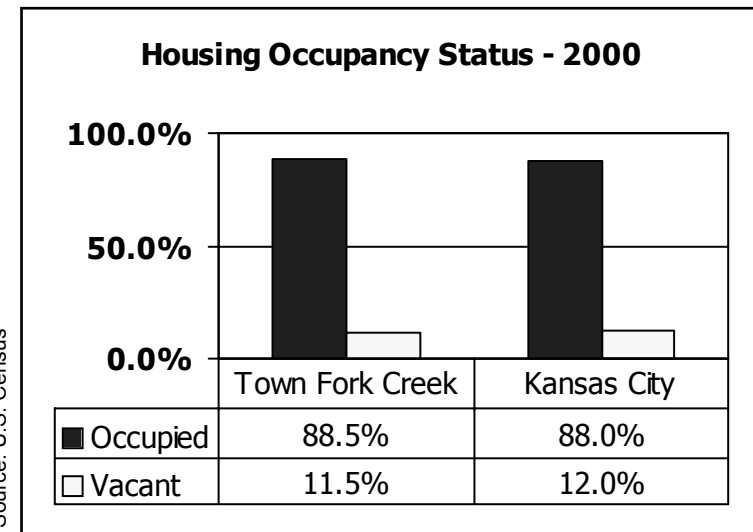
The Town Fork Creek area has 20 percent more single-family housing than the city as a whole.

Town Fork Creek is comparable to Kansas City in terms of its percentage of occupied and vacant housing.

Source: U.S. Census

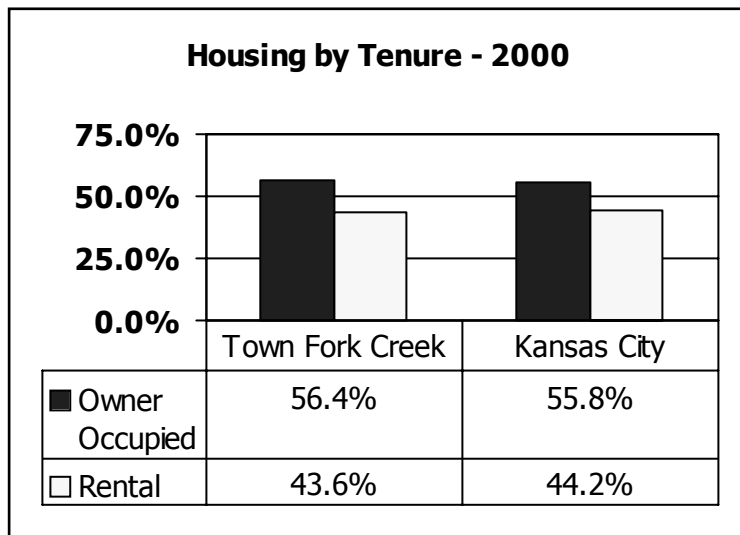


Source: U.S. Census



Town Fork Creek can also be considered comparable to Kansas City in terms of its percentage of owner occupied and rental housing. However, the area was developed primarily for single-family homeowners and just over 68 percent of the single-family homes are owner occupied. The number of properties that have been converted to rental units is at odds with the intended development pattern.

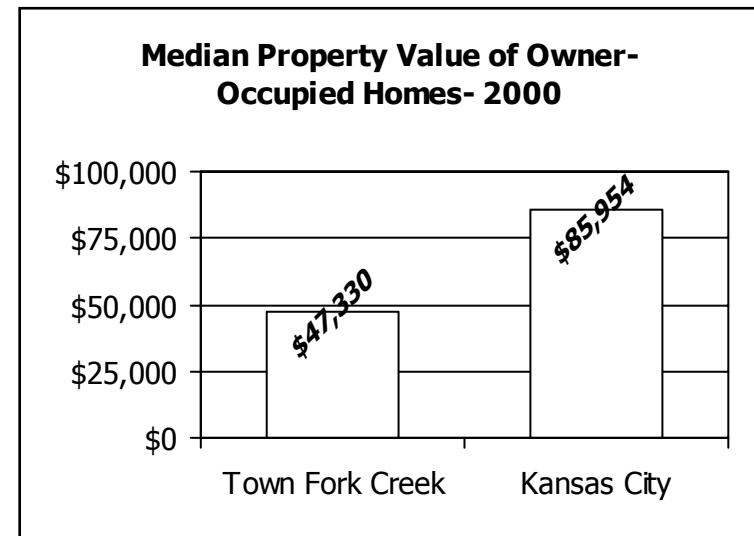
Source: U.S. Census



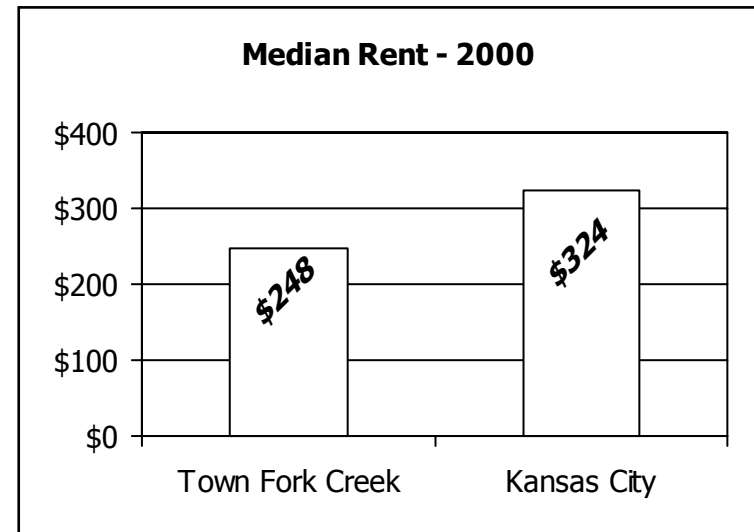
The median value of owner occupied homes in the Town Fork Creek area is 45 percent lower than the median property value for homes across the city.

The median rent in the Town Fork Creek area is 24 percent lower than the city's median rent.

Source: U.S. Census



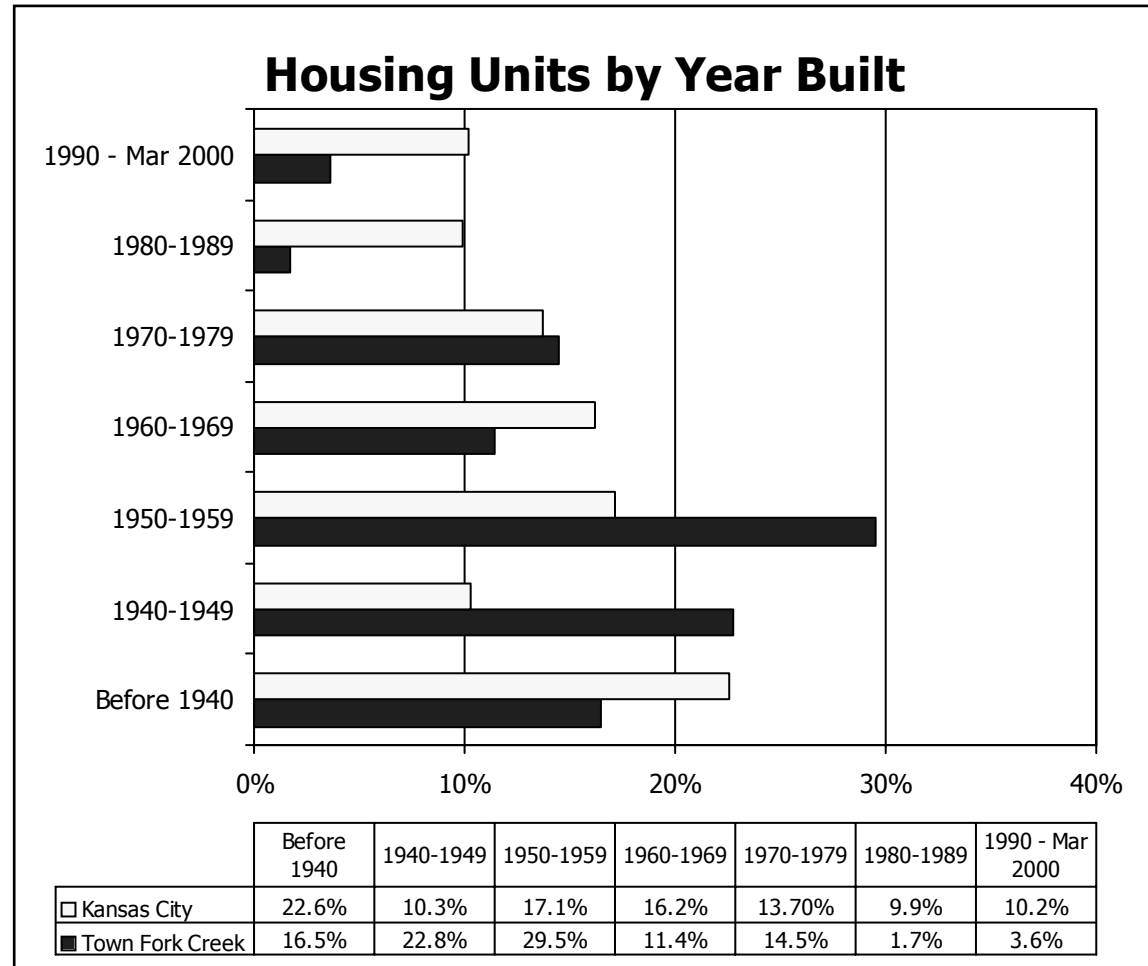
Source: U.S. Census



Housing Age

More than half of the housing in the Town Fork Creek neighborhood was built between 1940 and 1960. In comparison, Kansas City has higher percentages of both older and newer housing. Relatively new construction (1980 or later) has been very limited in Town Fork Creek.

Source: U.S. Census



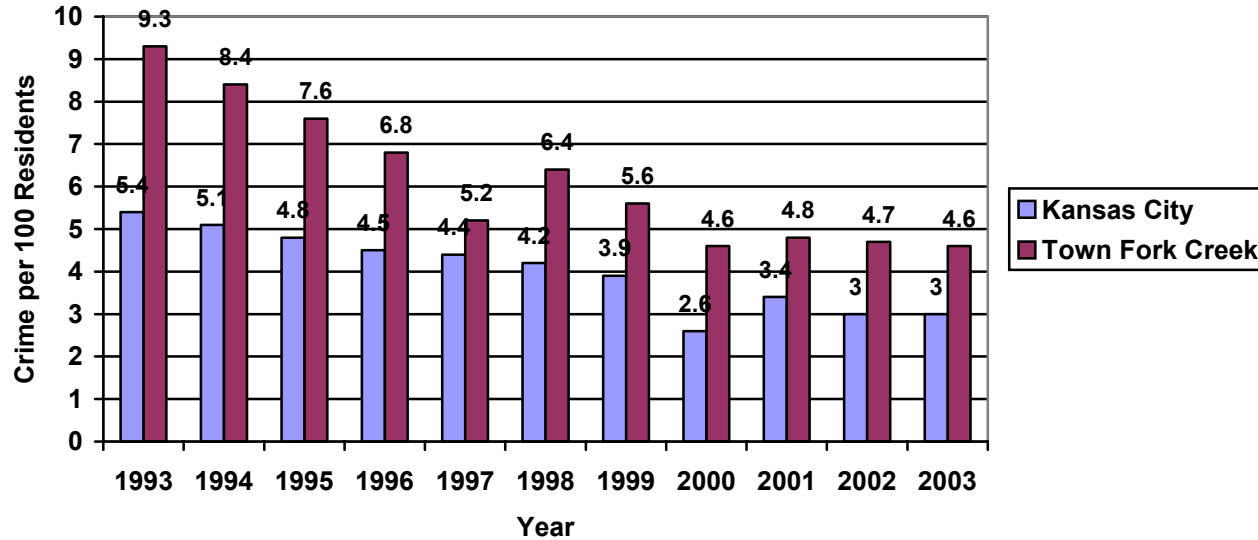
Housing Conditions

Housing Conditions for north Town Creek and south Town Fork Creek were assessed as part of the Kansas City Neighborhood Conditions Survey. The Survey is a joint undertaking of the UMKC Center for Economic Information, the Kansas City Neighborhood Alliance and the UMKC Urban Affairs Program. The neighborhood as a whole averaged 3.96 (out of 5) on residential structural condition, indicating that neighborhood housing is generally in good condition.

Neighborhood Average Ratings		Parcels with Residential Structures	Parcels with No Structure
1	Roof Rating	3.421	N/A
2	Foundation/Wall Rating	4.387	N/A
3	Window/Door Rating	4.319	N/A
4	Porch Rating	3.978	N/A
5	Exterior Paint Rating	3.697	N/A
	Structure Rating (Weighted Average of Items 1 - 5)	3.961	N/A
6	Private Sidewalk/Drive Rating	3.839	2.769
7	Lawn/Shrub Rating	4.573	4.483
8	Nuisance Vehicle Rating	4.571	4.571
9	Litter Rating	4.784	4.601
10	Open Storage Rating	4.805	4.905
11	Accessory Structure Rating	3.513	3.667
	Grounds Rating (Weighted Average of Items 6 - 10)	4.472	4.669
12	Public Sidewalk Rating	2.875	2.416
13	Curb Rating	4.243	3.668
14	Street Light Rating	4.995	4.740
15	Catch Basin Rating	4.247	3.500
16	Street Rating	4.583	4.266
	Infrastructure Rating (Weighted Average of Items 12 - 16)	3.923	3.469

Table 1. Neighborhood Conditions Average Ratings

Violent Crime per 100 Residents

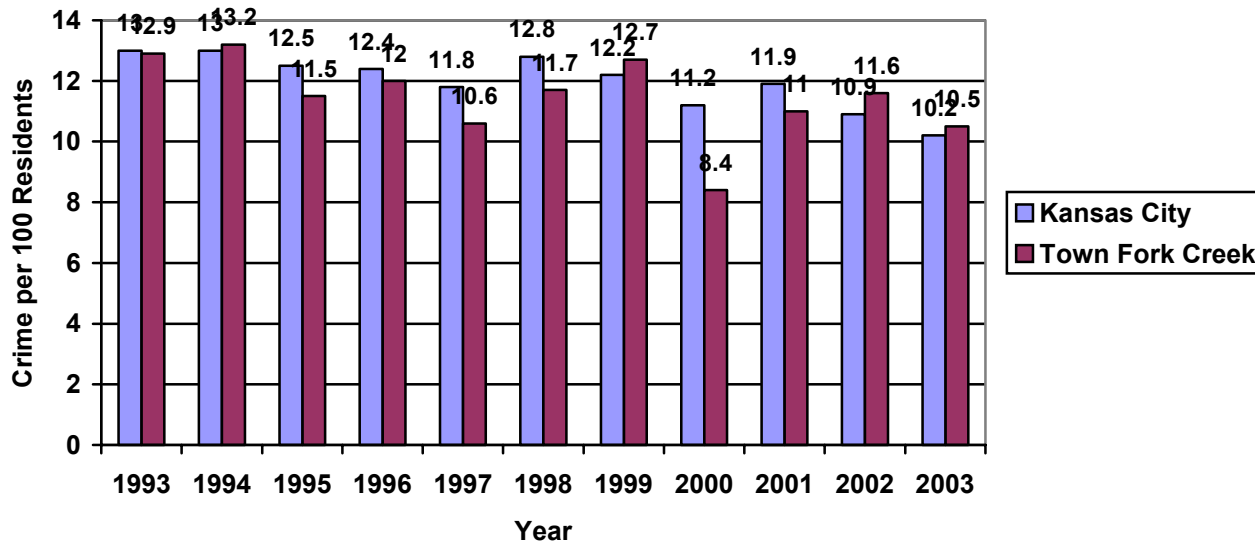


CRIME

The number of violent and nonviolent crimes per 100 residents in Town Fork Creek shows an overall decline for the period between 1993 and 2003. These trends reflect improved economic and social circumstances manifested in reduced inclination toward criminal behavior, better enforcement and stronger community awareness.

Source: KCMO Police Department

Non Violent Crime per 100 Residents



LAND USE

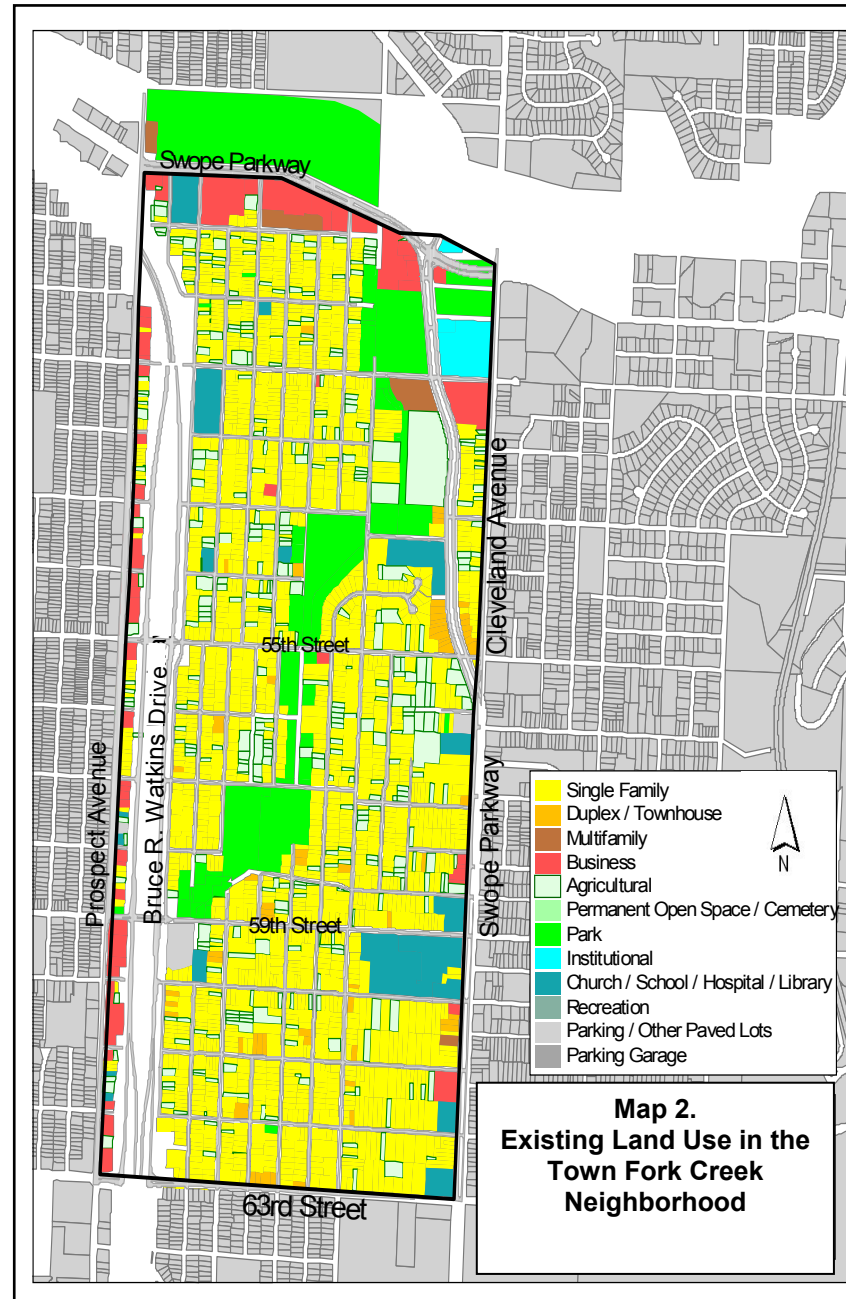
Existing Land Use

The land use patterns in Town Fork Creek reflect a predominantly single-family character with commercial and institutional uses along the primary arterials of Prospect Avenue and Swope Parkway. However, 15 percent of the existing land use is vacant properties. The vacant properties are spread throughout the residential sections of the neighborhood. Vacant properties are often sites for illegal dumping and discourage home sales and development.

Existing land use was determined from the City of Kansas City, Missouri GIS database. The existing land use map is shown on the following page.

Table 2. Existing Land Use in Town Fork Creek

Land Use	Number of Parcels	Percentage of Total Parcels	Acres	Percent of Total Acres
Agricultural	7	0.3%	.895	0.1%
Church, etc.	11	0.4%	15.544	2.6%
Commercial (non-office)	44	1.8%	36.759	3.6%
Driving	1	0.04%	.11	0.02%
Duplex	72	2.9%	14.364	2.5%
Emergency Response/ Public Safety	2	0.1%	2.412	0.4%
Garage	4	0.2%	.505	0.1%
Heavy Industry	13	0.5%	5.119	0.9%
Institutional	4	0.2%	8.13	1.4%
Medical	1	0.04%	5.027	0.9%
Multi- Family (5 or more)	3	0.1%	5.441	0.9%
Office	4	0.2%	4.52	0.8%
Other Recreation	1	0.04%	9.569	1.6%
Park	46	1.8%	56.52	9.6%
Paved Parking	3	0.1%	4.077	0.7%
School	2	0.1%	5.931	1.0%
Single Family	1,914	76.1%	344.238	58.6%
Vacant Non-residential	21	0.8%	5.945	1.0%
Vacant Residential	358	14.2%	76.519	13.3%
No Code	4	0.2%	1.620	0.3%
Total	2,515	100%	604.25	100%



ZONING

Zoning regulates what uses are allowed on particular sites including: building height, density, land use, lot area, setbacks, parking and signage.

The predominant zoning in the Town Fork Creek neighborhood is residential with commercial and higher density residential on Prospect Avenue, Swope Parkway and Cleveland Avenue. (See Map 3.)

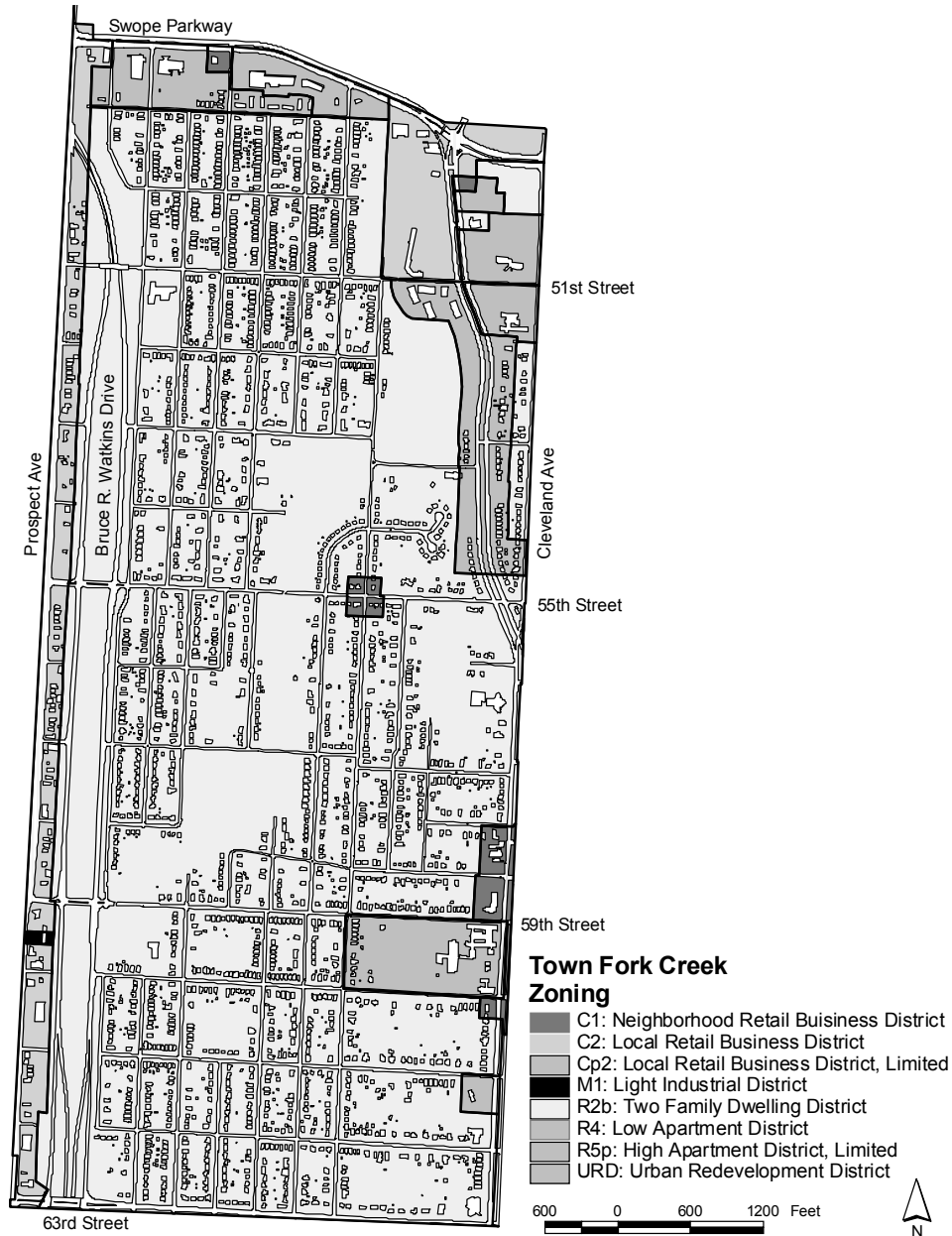
The prevailing zoning category is R2b, a two-family dwelling district. Zoning that permits two-family dwellings is not consistent with the current land use patterns and it does not reflect the interests of the community.

Primary uses on Swope Parkway consist of low to medium density residential with institutional and commercial centers near the 63rd Street Corridor and along Brush Creek.

Commercial zoning on Prospect Avenue is one-half block deep. Many of these properties are blighting influences and do not reflect the Current Adopted Land Use, with medium density residential anchored by mixed-use centers along Prospect Avenue at 55th Street, 59th Street and the 63rd Street Corridor.

The greenway adjacent to Town Fork Creek floodplain is in the R2b zoning district.

The Town Fork Creek neighborhood zoning districts should be examined to emphasize a single-family residential character with commercial, mixed use and institutional anchors along Swope Parkway, Cleveland Avenue and Prospect Avenue.



URBAN DESIGN FEATURES

The FOCUS Kansas City Plan identifies the importance of high quality development, with sound urban design principles. Evidence of these principles in the Town Fork Creek neighborhood include:

Gateways/Points of Entry can be defined as locations where one feels a sense of arrival. For the Town Fork Creek neighborhood these are:

- Bruce R. Watkins and Swope Parkway
- Bruce R. Watkins and 55th Street
- Bruce R. Watkins and 59th Street
- Bruce R. Watkins and 63rd Street
- Swope Parkway and Blue Parkway
- Swope Parkway and 63rd Street

Scenic Views are usually located at high points where one can see a great distance or view a significant landscape feature such as a park, or a creek. As the neighborhood rises away from Brush Creek and includes Town Fork Creek, there are many opportunities to create or enhance scenic views. The existing density, development patterns and condition of the creek are not taking full advantage of these opportunities. Scenic views could be created along the creek as well as along the higher topographic regions.

Bruce R. Watkins Roadway



Landmarks are structures or elements that assist with orientation. The George Nettleton Home at 5125 Swope Parkway, the Satchel Paige Memorial Stadium at 51st and Swope Parkway, and Town Fork Creek Park at 58th and Agnes serve as landmarks within the Town Fork Creek neighborhood.

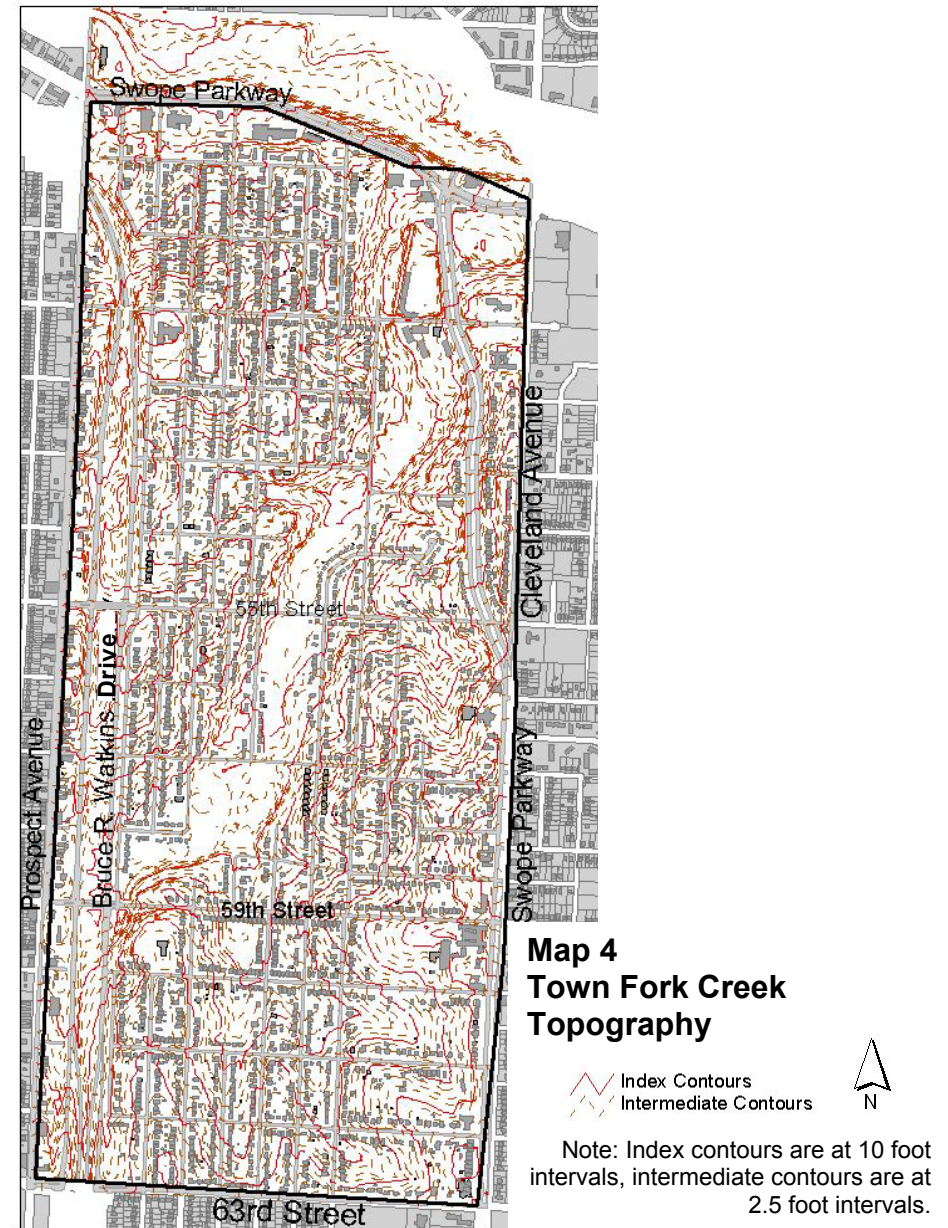
Historic Resources are irreplaceable assets that consist of buildings, parks and boulevards, fountains and monuments, landscapes, bridges, trails, battlefields and archaeological sites. Within the Town Fork Creek neighborhood, historic resources include the George Nettleton Home, and Swope Parkway. The George Nettleton Home is a senior care facility that has recently finished a rehabilitation and expansion project that is sensitive to the historic integrity of the area. Swope Parkway is part of Kansas City's parks and boulevards system and continues to be an asset to the community.

Natural Features

The topography of the Town Fork Creek neighborhood reflects landforms typical of a river valley, with a wide variety of topographic features, including limestone outcroppings, wooded areas, steep slopes and ravines. The land is described as rolling uplands with mild to moderate slopes. Elevations from USGS datum vary from 1010 to 775 feet.

Town Fork Creek Watershed

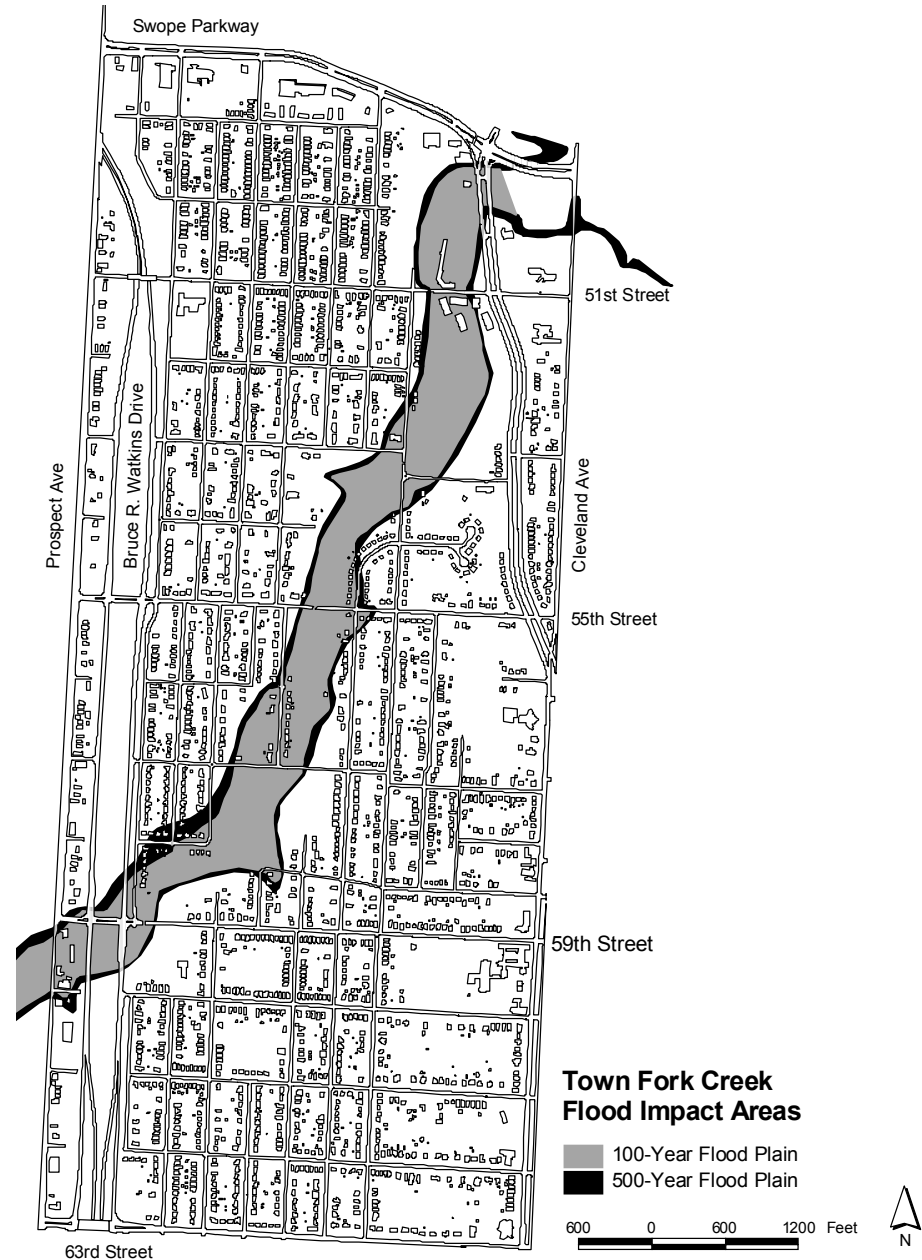
The Town Fork Creek watershed is a tributary of Brush Creek and is bounded by Brush Creek on the north, Swope Parkway on the east, 77th street on the south, and Valley Road on the west. The main drainage course of Town Fork Creek is oriented from southwest to northeast down the center of the watershed. The creek is enclosed north of 63rd Street through the Metro Plaza Shopping Center, and is carried through open channels from Metro Plaza northeast to its outfall at Brush Creek. The southwestern section of the creek, originally flowing from near Gregory Boulevard and Wornall Road to 63rd Street, has been enclosed in conduit. Water enters the main drainage system through several tributaries along the drainage course. Most of the creek bed has been channeled, to minimize flooding problems along the mainstream channel. The majority of the channel is reinforced concrete box, or lined open channel with a few sections remaining as natural channels.



Most of the flooding in the watershed occurs in streets and homes constructed along the original creek bed. Several residential streets lack drainage structures such as driveway culverts, roadside drainage ditches, or curbs and gutters.

The vegetation varies throughout the area, with heaviest growth located primarily along the natural creek banks. This is significant because vegetation acts as a filter that allows sediment, fertilizers and pollutants associated with sediment to settle out, while also stabilizing banks and reducing erosion as well as reducing water velocities and acting as a natural filter for run off.

As a first step in mitigating flood damage the Public Works Department of Kansas City, Missouri commissioned Black & Veatch to prepare the Town Fork Creek Watershed Masterplan. This plan was completed in August 1997 and recommends sixteen projects. Several recommendations from that plan are being implemented; other recommendations are not being pursued because of water quality concerns and cost. Recommendations that are being pursued from the Town Fork Creek Watershed Masterplan are listed in the matrix on the following page.

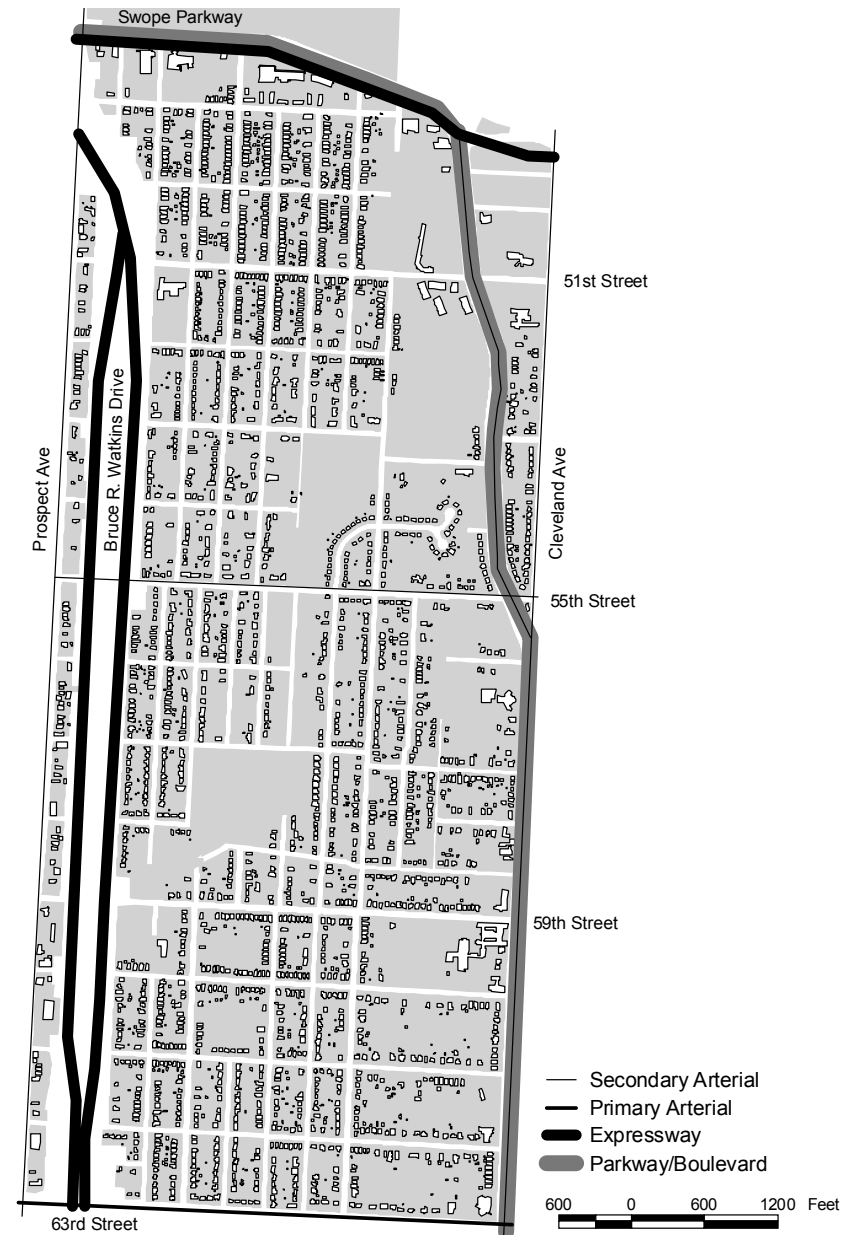


Priority	Project Number	Project Name	Project Focus
1	3670	2906 E. 58 th Street	Storm sewers, junction boxes
2	3696	61 st and College/Indiana Relief Flooding 60111 Indiana	Storm sewers, curb inlets
3	3699	61 st and Bellefontaine 6101, 6105, 6109 Bellefontaine	Storm sewers, , field inlets
4	3804	60 th and Jackson 2830 E. 60 th Street	Curb inlets, sidewalks, curbs
5	5506	53 rd and Indiana	Box culvert
6	5507	57 th and Bellefontaine	Box culvert
7	5508	60 th and Wabash/Prospect	Box culvert
8	5509	61 st and Park	Box culvert
9	6973	58 th and Agnes/Benton	Storm sewers, sidewalks, driveways, curbs, curb inlets, street surface
10	N/A	Town Fork Creek Neighborhood Areas	Back flow valves

TRANSPORTATION

The interior streets are primarily local streets that circulate traffic within the neighborhood and feed into secondary or primary arterials. Primary arterials, as defined by the City's *Major Street Plan*, are designed to carry 10,000 or more vehicles per day. On the south boundary of the Town Fork Creek neighborhood, 63rd Street functions as a primary arterial. Secondary arterials, designed to accommodate 5,000 to 10,000 vehicles per day, include Prospect Avenue on the west, Cleveland Avenue on the east, 55th Street through the central section of the neighborhood, and Swope Parkway on the east. Swope Parkway is also classified as a parkway on the east side of the neighborhood and an expressway on the north side of neighborhood.

In addition, the recently completed Bruce R. Watkins Drive runs parallel to and just east of Prospect Avenue. The Bruce R. Watkins Drive is classified as an Expressway, and has been proposed as a future site for rapid transit. The Bruce R. Watkins Roadway provides convenient access to the Town Fork Creek neighborhood from points north and south with full access from 63rd Street, 59th Street, 55th Street and Swope Parkway and partial access (right in, right out) at 53rd street, 57th and 60th streets.



The Town Fork Creek neighborhood is served by the following KCATA/Metro Bus Routes:

- Armour Blvd - Swope Parkway (No. 53)
- Cleveland Avenue (No. 121)
- Indiana Avenue (No. 108)
- Prospect Avenue (No. 71)
- 55th Street (No. 155)
- 63rd Street (No. 163)
- Roanoke (No. 47)

The neighborhood has an existing pedestrian/ bicycle path along Town Fork Creek from 59th Street on the southwest to Satchel Paige Stadium on the northeast. However, the path is not accessible in many areas due to the following factors:

- Flooding from Town Fork Creek
- Debris from surrounding trees
- Lack of maintenance along publicly owned sections

The Town Fork Creek neighborhood has adequate access to transportation routes, with the exception of the bicycle/pedestrian path. Creating greater accessibility to this path would generate better circulation within the community as well as better interaction between community members.

Business and Development

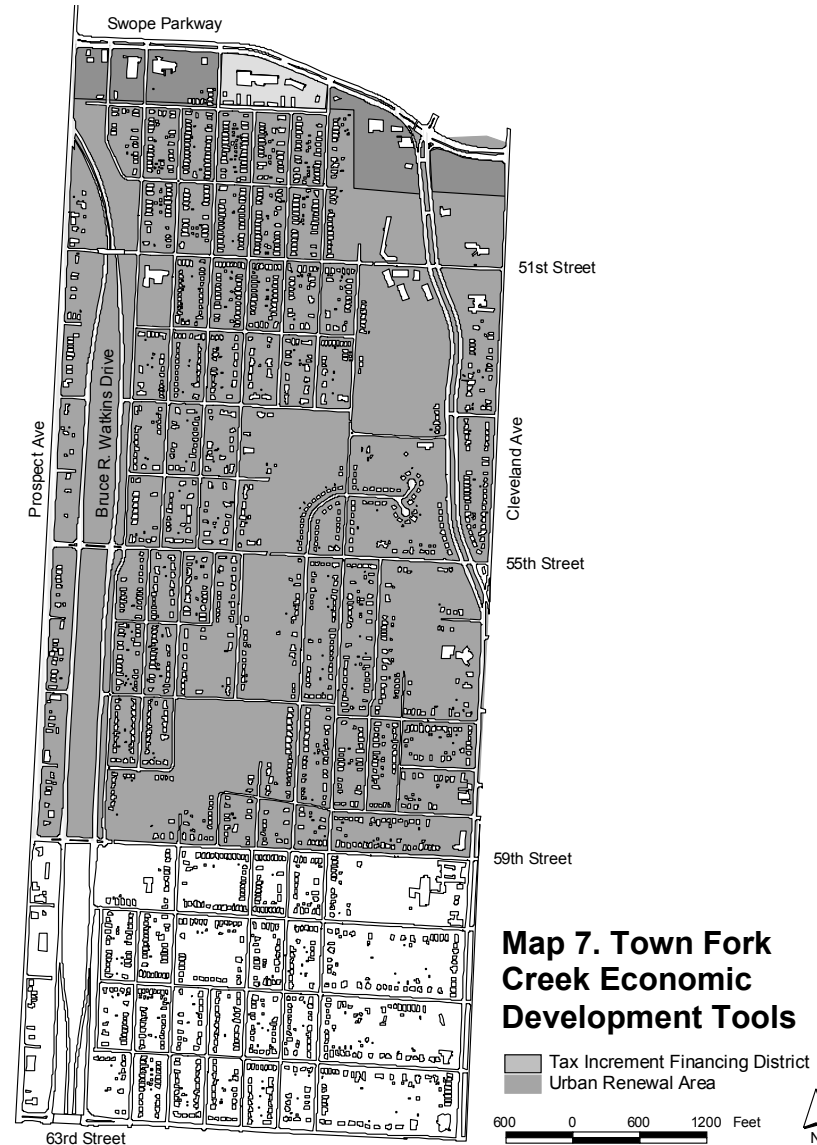
Three areas within the Town Fork Creek neighborhood currently have economic development incentives in place. Those areas are:

- Town Fork Creek Urban Renewal Area
- Southtown/31st and Baltimore Tax Increment Financing Plan
- Brush Creek Tax Increment Financing Plan

The Land Clearance for Redevelopment Authority of Kansas City, Missouri designates Urban Renewal Areas. The Urban Renewal designations allow for tax abatement for 10 years once the project has been initiated, the designations themselves have a life of thirty years.

Tax Increment Financing diverts local and state taxes for up to 23 years to pay for a broad range of development costs, including infrastructure and environmental remediation.

**Map 7. Town Fork Creek
Economic Development Tools**



Commercial Activity

Commercial uses dominate the Prospect Corridor and 63rd Street, with Swope Parkway offering both institutional and commercial uses. The commercial activity along Prospect Avenue includes restaurants, automotive repair and salvage, motel, day care and dry cleaning services. Many of the commercial properties on Prospect are not well maintained and have a blighting influence on the neighborhood. Compliance with codes and improved commercial services were issues raised by the residents in the community forums. More appropriate development along Prospect Avenue would better serve the community's needs.

REVIEW OF ADOPTED PLANS

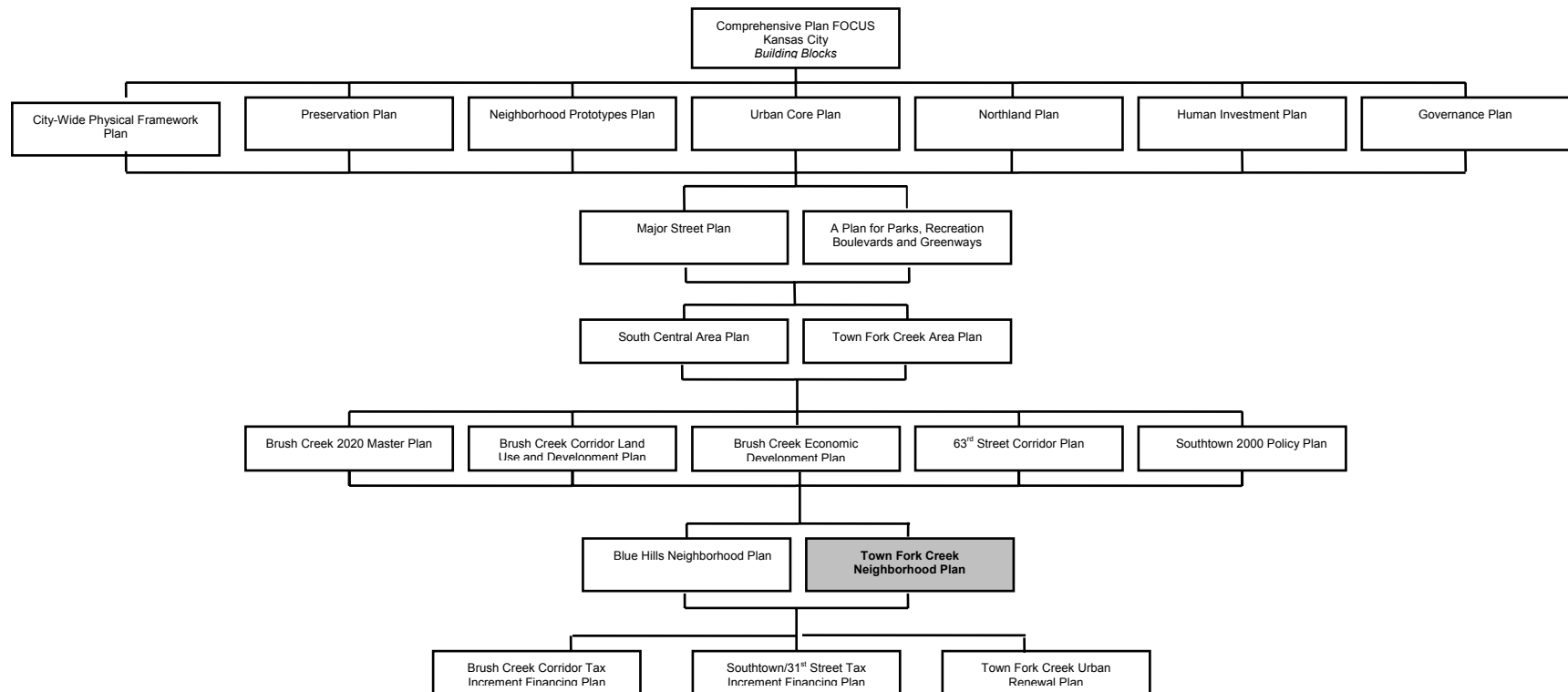
Existing City planning documents that set forth public policy, land use designations and other guidelines relevant to the Town Fork Creek neighborhood include the following:

- *FOCUS Kansas City: Building Blocks*
- *FOCUS Kansas City: Component Plans*
- *Major Street Plan*
- *A Plan for Parks, Recreation, Boulevards and Greenways*
- *South Central Area Plan*
- *Town Fork Creek Area Plan*
- *Brush Creek Economic Development Plan*
- *Brush Creek 2020 Master Plan*
- *Brush Creek Corridor Land Use and Development Plan*
- *Brush Creek Corridor Tax Increment Financing Plan*
- *63rd Street Corridor Land Use and Development Plan*
- *Town Fork Creek Urban Renewal Plan*
- *Southtown 2000 Policy Plan*
- *Blue Hills Neighborhood Plan*
- *Southtown/31st Street Tax Increment Financing Plan*

Each of these documents is reviewed briefly in this section, presented in order from the broad, citywide perspective to the more focused, neighborhood-level applicability.

The chart on the following page illustrates the hierarchy of adopted land use plans, and how the Town Fork Creek Neighborhood Plan fits into that hierarchy.

HIERARCHY OF ADOPTED PLANS



FOCUS Kansas City: Building Blocks (1997)

City of Kansas City, Missouri

FOCUS is a comprehensive plan for the City that employs a unifying strategy to guide and link specific recommendations. That unifying strategy is embodied in twelve Building Blocks that relate to each of the component plans of FOCUS. Elements of these component plans related to the Town Fork Creek Neighborhood Plan will be discussed throughout this report.

FOCUS Kansas City: Component Plans, 1997

City of Kansas City, Missouri

FOCUS Kansas City Component Plans applicable to the Town Fork Creek Neighborhood include:

- The Citywide Physical Framework: land use, growth, capital needs
- Neighborhood Prototypes: Kansas City neighborhoods
- Preservation Plan: landmark structures, historic neighborhoods & archeological resources
- Urban Core: central city neighborhoods, downtown, economic development
- Human Investment: life long education, culture, life skills
- Governance: strategies for improving the city.

Purpose

The purpose of the component plans is to "detail the action steps needed to make the FOCUS vision and policy principles a reality."

Relationship to Town Fork Creek

Several topics and initiatives in the Physical Framework Plan, the Urban Core Plan, the Preservation Plan and the Neighborhood Prototypes Plan are significant to Town Fork Creek as they address the following matters: storm drainage, Clean City initiatives, enforcement of codes, housing rehabilitation and home ownership.

The *FOCUS City-Wide Physical Framework Plan* states that "a well designed pedestrian environment is critical for mixed-use centers, as well as for providing access to the existing and future transit network...Pedestrian improvements should be prioritized for areas within mixed-use developments, schools, parks, and access to transit." (*FOCUS City-Wide Physical Framework Plan*, pg. 76)

The *Urban Core Plan* includes strategies for central city neighborhoods, downtown, and the Central Business Corridor, as well as plans for economic development, jobs, capital improvements, public transportation and neighborhood livability. The following recommendations taken from the *Urban Core Plan* apply to Town Fork Creek:

- Reinforce and embrace mixed-use neighborhoods
- Encourage the further revitalization of the Brush Creek Corridor

The Brush Creek Corridor provides an important east-west connection for Kansas Citians. The \$380 million of capital investment in the area has the potential of sparking reinvestment in adjacent neighborhoods. Specific Brush Creek Corridor initiatives proposed in the FOCUS Urban Core Plan are:

- Develop light rail stations with accessible connections
 - Invest in 47th Street as a “Great Street”
 - Support activities of the corridor’s institutions and not-for-profits
- Investing in the “Great Street” network
Investing in the “Great Street” network is a key element in all of the FOCUS Kansas City component plans, and is most specifically described in the *Urban Core Plan*. A “Great Street” network promotes the concentration of new development and/or the rehabilitation of activity along specific corridors linking key activity centers across the community. The following table lists designated “Great Streets” in the Town Fork Creek neighborhood.

Street	“Great Street” Designation
Blue Parkway	Boulevard
47 th Street	Great Street/Boulevard
Swope Parkway	Boulevard
63 rd Street	Mixed-Use Great Street
Prospect Avenue	Residential Great Street

- Create Mixed-Use Centers
The Urban Core Plan emphasizes the need for mixed-use centers. The table on the following pages outlines the mixed-use centers recommended in the FOCUS Urban Core Plan (pages 67-68) for the Town Fork Creek Neighborhood.

Mixed-Use Candidate Center Sites	Current Use	Vintage <hr/> Landmarks	Advantage	Opportunities	Potential Model Development	Current Zoning <hr/> Pot. Zoning	Prototype Opportunity
55 th & Prospect	Small scale neighborhood retail	1920-1930	Access to Bruce R. Watkins Drive	Access to Bruce R. Watkins and potential as a light rail stop make this node a potential transit hub with supporting and complementary development such as a park-and-ride lot and higher density housing with neighborhood supporting retail and services	Small Neighborhood Center	C2 Strip <hr/> MU1	Yes
59 th & Prospect	Grocery, restaurant, automotive repair, religious center, fast food service	1960	Access to Bruce R. Watkins Drive	Access to Bruce R. Watkins and potential as a light rail stop make this node a potential transit hub with supporting and complementary development such as a park and ride lot and higher density housing with neighborhood supporting retail and services	Small Neighborhood Center	C2 Strip <hr/> MU1	Yes

Mixed-Use Candidate Center Sites	Current Use	Vintage Landmarks	Advantage	Opportunities	Potential Model Development	Current Zoning Pot. Zoning	Prototype Opportunity
59 th Street & Swope Parkway	Cleaners, gas station, church, senior care facility	1950 _____	Swope Parkway and proximity to Swope Park, including Zoo, Starlight Theater, etc.	Additional infill business development to support ongoing improvement efforts in adjacent neighborhoods including infill housing.	Small Neighborhood Center	C1 _____ MU1- MU2	
63 rd Street & Meyer Corridor	Extensive retail, restaurant and professional services	1920-1930 _____ Landing shopping center, Nazarene Headquart- ers, Research Medical Cener	Density of existing infrastructure and activity	Additional uses such as grocery, department store, hotel, new restaurant and retail are desired for the area. The Landing and adjacent areas should be improved to include better pedestrian and transit access and more attractive facilities. The addition of office space would provide a broader customer base.	Neighborhood Center	C3a2, C3a1, CP2, R2 _____ MU1- MU2	Yes

Plan

The Major Street Plan, 1971
Amended: 1982, 1989, 1991,
1996, 1998, 2000, 2002, 2003

Relation to TFC

Several types of major streets are within Town Fork Creek, providing a variety of connections to the greater metropolitan transportation system. (See Map 6.)

Recommendations/Conclusions

- Parkway/Boulevards: Swope Parkway
- Freeways/Interstates: Bruce R. Watkins Roadway
- Expressways: Swope Parkway/Blue Parkway
- Special Purpose Rapid Transit Corridor: *Bruce R. Watkins Roadway*
- Primary Arterial: 63rd Street
- Secondary Arterials: 55th Street, Swope Parkway, *Cleveland Avenue and Prospect Avenue*

A Plan for Parks, Recreation,
Boulevards and Greenways,
1993

Town Fork Creek falls into Community Service Areas E and G. Area E defines its boundaries as Brush Creek on the north, Bruce R. Watkins Roadway on the east, 75th Street to the south, and State Line to the west. Area G defines its boundaries as Brush Creek on the north, 87th Street to the south, Missouri 350 Highway and the Raytown city limits on the east, and the Bruce R. Watkins Roadway on the west. Town Fork Creek is near many parks; it is adjacent to Brush Creek Park to the north, Swope Park to the southwest, and Blue Hills Park to the east, and the Town Fork Creek Greenway is within the neighborhood boundaries.

In 1993, neighborhood and community parks were inventoried and their acreage compared to the future standard acreage in 2010. That study revealed that Area E had 21% of the 196 acres of neighborhood parks set as a standard for the year 2010 and 18% of the recommended standard 420 acres of community parks. Area G had 20% of the 2010 standard of 77 acres of neighborhood parks and 36% of the 165 acre standard for community parks.

The Town Fork Greenway was a possible location for five tennis courts and three ball diamonds, fulfilling a shortage of those Recreation Facility Standards in Area G. Both Community Service Areas E & G will examine the trail system for extension along the Brush Creek waterway and along the Blue River.

South Central Area Plan,
1980

Amended: 6/89, 11/89, 11/97,
2/11/98, 3/13/99

The South Central Planning Area is bounded by 47th Street on the north, 63rd Street on the south, Prospect Avenue on the east, and Oak Street on the west.

- Ensure conservation and maintenance of the residential areas through R1b zoning
- Demolish dangerous buildings
- Improvements should include a neighborhood recreational center and additional park space
- Monitor and provide public improvements north of 51st Street between the Paseo and Prospect Avenue
- Construct and landscape symbols, and entrance markers at key sites

Plan	Relation to TFC	Recommendations/Conclusions
<p><i>Town Fork Creek Area Plan, 1977</i> <i>Amended: 11/30/89, 3/26/92, 6/30/94</i></p>	<p>This planning area encompasses 47th Street/Blue Parkway on the north and 63rd Street on the south. The eastern boundary is the Big Blue River and the western boundary is Prospect Avenue.</p>	<ul style="list-style-type: none"> • Conservation and rehabilitation of residences should be emphasized • High and low volume streets should maintain their existing function • Businesses should be encouraged to remain in the area • Overall appearance should be improved • Vacant residential structures should meet minimum code prior to occupancy • Additional park space will be needed east of Cleveland Avenue
<p><i>Brush Creek Economic Development Plan, 2003</i> Brush Creek Community Partners</p>	<p>The study area from the plan includes the area bounded by 43rd Street on the north, Oak Street on the west, 55th Street on the south and Elmwood Avenue on the east.</p>	<ul style="list-style-type: none"> • Explore creation of a Community Improvement District along the Brush Creek Corridor • Formalize Brush Creek Community Partner's role with the Tax Increment Financing Commission • Develop strategies and resources for land acquisition, clearance and environmental remediation • Support the work of the developers of the Plaza East and Blue Parkway Town Center developments • Collaborate with the Economic Development Corporation of Kansas City and others to market the Brush Creek Corridor • Support the Kansas City Parks and Recreation Commission's effort to implement the Brush Creek Parkway Master Plan and the development of the Brush Creek Corridor Cultural Trail. • Actively support strategies that enhance neighborhood revitalization and housing improvements. • Collaborate with other partners to determine ways in which Brush Creek and the Corridor community can celebrate and be celebrated.
<p><i>Brush Creek 2020 Master Plan, 2003</i> Board of Parks & Recreation Commissioners, City of Kansas City, Missouri</p>	<p>The Brush Creek Corridor forms the northern boundary of the Town Fork Creek neighborhood.</p>	<ul style="list-style-type: none"> • Through extensive citizen involvement, the 2020 Master Plan developed the following goals: • Completion of flood control • New bridges at several locations • Pedestrian improvements at several locations including continuous sidewalks, safe street crossings, way-finding signage and interpretive signage • Recommendation for a cultural trail • Storm water management improvements • Flood retention ponds

Plan	Relation to TFC	Recommendations/Conclusions
Brush Creek Corridor Land Use and Development Plan, 1999	Boundaries for this plan are 43 rd Street on the north, 55 th Street on the south, Oak Street on the west and Elmwood Avenue on the east.	<ul style="list-style-type: none"> • Retain open space, mixed use, low-medium density residential, and retail commercial. • Zoning should be examined to alter development parameters. • Invest in public infrastructure projects. • Conduct traffic impact assessment and analysis to enhance development sites.
Brush Creek Corridor Tax Increment Financing Plan, 1999	Development Projects 9, 10, and 11 are within Town Fork Creek. Project 9, Swope Parkway, Chestnut to Prospect is to be redeveloped as retail. Office retail is forecast for Project 10, Swope Parkway, Agnes to Chestnut and Project 11, Swope Parkway, Indiana to Agnes.	Tax increment financing allows project costs to be financed with revenue generated from payments in lieu of taxes and economic activity taxes. These projects are in the Medium term timeframe of 3-7 years with moderate probability of development, pending development interest and market demand.
63rd Street Corridor Land Use & Development Plan, 2002	The plan calls for a series of neighborhood villages and anchors the west end of the corridor at "Prospect Village," which is built around the intersection of Prospect Avenue and 63 rd Street.	The plan calls for a series of walkable, connected neighborhood villages interconnected through the enhancement of institutional anchors, campuses, parks and open spaces or new residential areas. The corridor is envisioned to evolve as a neighborhood that sustains a live, work and play community where goods and services are easily accessed and a diversity of living choices are afforded.
Southtown 2000 Policy Plan, 1989	Southtown's boundaries are from 47 th Street to 75 th Street between Bruce R. Watkins Roadway and the Brookside/Main Corridor.	<ul style="list-style-type: none"> • Strengthen existing businesses and create an environment conducive to attracting desired businesses. • Enhance/capitalize on the maintenance and architectural character of viable commercial areas so as to stabilize these areas. • Capitalize on the unique attractive institutional, research, and educational uses. • Minimize and redesign development patterns that may negatively impact the area's growth. • Maintain existing residential stability and capitalize on the strength and diversity of Southtown neighborhoods and the cohesive sense of community in Southtown neighborhoods. • Enhance the park/boulevard/green space character. • Enhance the ability of boulevards and "greened" arterials to link the diverse sections of Southtown. • Stimulate public investment to create an environment for economic and community growth and to support all other goals.

Plan	Relation to TFC	Recommendations/Conclusions
<i>Town Fork Creek Urban Renewal Plan</i> , 1967, Amended October 1994, and November 1998	The Town Fork Creek Urban Renewal Area is generally bounded on the north by Swope Parkway and Blue Parkway, on the east by the rear line of properties fronting on the east line of Cleveland Avenue and by Swope Parkway, on the south by 59 th Street and on the west by Prospect Avenue.	The plan envisions redevelopment of properties through techniques of land assemblage and provision of needed infill housing. Clearance and new construction will make way for new development on tracts that have been remediated of barriers to development.
<i>Blue Hills Neighborhood Plan</i> , 2004	The Blue Hills and Town Fork Creek neighborhoods share a common boundary in Prospect Avenue.	Plan recommendations include a redevelopment framework that describes twelve prototype development projects that illustrate urban design concepts as an expression of land use. On Prospect Avenue, the plan supports medium density residential use, with the exceptions of mixed-use nodes at 55 th and from 59 th Street to the 63 rd Street Corridor.
<i>Southtown/31st Street Tax Increment Financing (TIF) Plan</i> , 2000	There are two areas of redevelopment in this TIF Plan. The first, the larger area, spans from 59 th Street to the north, Montgall to the east, Gregory to the south and Holmes Road to the west. The second is in the general area of Main Street and 31 st Street. The TIF Plan consists of fourteen projects, two of which have been completed.	This plan concerns the revitalization of the residential and commercial neighborhoods surrounding the Research and Baptist Medical Centers. The TIF Plan will assist in the redevelopment efforts by providing for the new tax revenues from new construction redevelopment projects. TIF dollars will be used to retain and attract new businesses to the area, and TIF revenue, along with other local, state and federal dollars, will ultimately assist with the rehabilitation of existing homes and residential infill.

Adopted Plans Summary

Collectively, the recommendations of the adopted public policy plans support the following actions:

- Develop and enhance institutional, commercial and retail functions on Swope Parkway and 63rd Street
- Develop mixed-use centers on Prospect Avenue at 55th, 59th and 63rd Streets, and at 59th and Swope Parkway
- Enhance permanent green space along Town Fork Creek
- Mitigate flooding and maintain floodway
- Retain single-family characteristics within the Town Fork Creek neighborhood through appropriate zoning and land use recommendations
- Promote connections between residents, the City, institutions, developers and businesses
- Invest in public infrastructure projects
- Enhance the parks and boulevards system
- Improve area appearance through the rehabilitation of viable commercial and residential properties
- Invest in Brush Creek Corridor
- Invest in “Great Streets” including Blue Parkway, Swope Parkway, 47th Street, 63rd Street and Prospect Avenue

This analysis provides the framework of the City’s goals and objectives and their potential impact on Town Fork Creek Neighborhood planning, as well as a context for the issues described in the previous section, in order to develop public policy and development recommendations specific to the Town Fork Creek Neighborhood.

NEIGHBORHOOD ASSESSMENT

FOCUS Neighborhood Assessment

In October, 1999 Town Fork Creek residents participated in a FOCUS Neighborhood Assessment Workshop in which they were asked to list the things they would like to see addressed in their neighborhood; the following items were listed:

- Clean up tall weeds
- Illegal dumping/trash
- Loitering
- Infrastructure: drainage, curbs and sidewalks
- Property maintenance
- Safety: criminal activity and loitering
- Visual appeal of neighborhood
- Vacant lots

As a means of addressing these issues, residents proposed the actions shown in the matrix to the right.

Issue Category	Response
Flood Control	<ul style="list-style-type: none"> ▪ An action group to advocate for improvements; request and strategically apply funds from the PIAC Committee for improvements along the creek ▪ Clear the creek of all debris to maximize drainage
Neighborhood Safety	<ul style="list-style-type: none"> ▪ Encourage neighbors to get to know one another and look out for each other ▪ Report suspicious activity, loitering, illegal dumping and stray animals ▪ Participate in the activities of the neighborhood association and groups like the Community Security Initiative
Neighborhood Beautification	<ul style="list-style-type: none"> ▪ Work together on neighborhood clean-ups ▪ Report homeowners and landlords not maintaining their properties ▪ Install attractive Town Fork Creek markers at key entrances to the neighborhood

As a final step in the workshop process, residents further discussed action and responsibilities for neighborhood improvement.

The discussion resulted in the an agreement that residents would take responsibility to:

- Organize block clean-ups
- Establish a neighborhood directory
- Report stray animals
- Organize block clubs
- Contact elected officials about unfair tax assessments
- Report abandoned cars
- Increase participation
- Create more action groups
- Patronize neighborhood businesses

Residents would collaborate with the following partners to clean up the neighborhood and improve its appearance:

- Neighborhood Preservation Department
- Swope Community Builders
- Local businesses

And, residents indicated that they would like the City to:

- Implement the Town Fork Creek Watershed Master Plan
- Work with residents to create neighborhood markers
- Improve animal control
- Keep street lights clear of overhanging limbs
- Implement a more effective method to remove abandoned cars
- Increase street sweeping
- Implement more effective enforcement of codes

- Pick up yard waste and bulky trash more often
- Increase police patrols
- Improve street repairs

Town Fork Creek Neighborhood Plan Workshops

In 2002, during the course of developing this plan, a series of workshops were held with neighborhood residents. During the first two sessions, participants discussed neighborhood and development issues relevant to the Town Fork Creek neighborhood. They identified issues that centered on the following themes:

- Land Use
- Housing
- Neighborhood Identity and Maintenance
- Greenway Development
- Safety and Security
- Social Support and Connections

These themes were used as guides for the balance of the planning process, emphasizing resident involvement as an intrinsic value of neighborhood planning.

During a subsequent community workshop, residents were asked to prioritize specific actions that would improve their neighborhood. The table to the right lists priorities established by residents.

Implications

The issues raised in the community workshop indicate a prevalence of physical issues associated with the Town Fork Creek floodplain, homeownership and

property maintenance. Subsequent sections of this report will address these issues as well as others identified by community members.

High Priorities

- | |
|--|
| <ul style="list-style-type: none">• Promote homeownership• Enforce building codes• Maintain empty lots• Discourage illegal dumping• Support “neighborhood appropriate development (grocery stores & gas stations)• Repair and maintain public infrastructure (storm sewers, curbs, sidewalks, parks)• Encourage home maintenance• Maintain contact with police officers• Develop connections with job training and job placement resources• Support and participate in the Walkers on Watch program |
|--|

POLICY STATEMENTS AND ACTION STEPS

Introduction

The following chapter contains policy statements and recommendations to address the issues identified in the Neighborhood Conditions chapter. It is divided into the following topics:

- Land Use and Zoning
(Land Use Planning, Downzoning)
- Housing
(Housing conditions, housing tenure)
- Neighborhood Identity and Maintenance
(Entry markers, public improvement projects)
- Greenway Development
(Town Fork Creek, area parks)
- Safety and Security
(Crime and Disorder Issues)
- Social Support and Connections
(Social services, stakeholder involvement)

Context and Community Input

Context and community input presents issues and concerns identified during the planning process along with background information or data related to each issue.

Policy Statements and Action Steps

Policy statements respond to the issues identified in the Context and Community Input section. Policy statements define a direction for addressing each issue. Action steps offer a specific task in support of each policy statement.

When appropriate, policies within the **FOCUS Kansas City Plan** will also be listed that provide support for policies advocated in the Town Fork Creek Neighborhood Plan. Since the **FOCUS Kansas City Plan** is the City's strategic and comprehensive plan, it is necessary for the policies of both plans to be consistent.

Land Use and Zoning

Context and Community Input

Issue 1:

The existing single-family core of the neighborhood is threatened by the conversion of owner-occupied properties to rental units, and the development of 2-family/multi-family units in the single-family (R2) core.

Context

Just over 68 percent of single-family homes are owner occupied.

Community Input

Neighborhood planning participants believe that tenure changes undermine neighborhood stability by reducing reinvestment in and maintenance of single-family homes.

Issue 2:

Commercial services that respect and enhance surrounding residential areas are needed to serve the community.

Context

While commercial uses are present on the northern and western boundaries of the neighborhood, these properties are poorly maintained and have a blighting influence on the neighborhood.

Community Input

Neighborhood planning participants indicated a need for well-maintained, neighborhood-oriented commercial uses within and adjacent to the neighborhood.

Issue 3:

Planning participants expressed concerns about the character of housing development within the neighborhood.

Context

After residential use, vacant residential use accounts for the largest percentage of land use in the neighborhood.

Community Input

Neighborhood planning participants want to insure that new housing blends with the existing housing design characteristics.

Land Use and Zoning

Policy Statements and Action Steps

The Land Use Plan is based on the following land use policies, which reflect input received from neighborhood residents and stakeholders.

→ **Policy**

Single-family infill development should be consistent with the scale and character of existing homes.

→ **Action Item**

The neighborhood and all applicable development review bodies will use the Urban Design Guidelines in this plan to review neighborhood development and redevelopment proposals.

The **FOCUS City Physical Framework Plan** states that infill housing should relate to the scale and character of existing housing stock.

→ **Policy**

In order to reinforce existing land use patterns, additional multi-family development into the single-family core of the neighborhood should be prohibited.

→ **Action Item**

The neighborhood will work with the City to downzone the single-family core area from the existing R4 (low apartment) and R2b (two family

dwelling) zoning to R1b (one family dwellings) to reflect the land use recommendations of this plan. This effort will be initiated by the neighborhood.

The **FOCUS Urban Core Plan** supports a general policy of neighborhood downzoning.

→ **Action Item**

The neighborhood will work with local real estate professionals to attract potential homebuyers to the neighborhood.

→ **Action Item**

The neighborhood will work with local developers to encourage new homeownership opportunities

→ **Policy**

Encourage more neighborhood-oriented commercial uses in areas designated for commercial and mixed use on the proposed land use map.

→ **Action Item**

The neighborhood will work with area property and business owners to attract needed services.

→ **Action Item**

The neighborhood and applicable review bodies will encourage developers to include neighborhood serving commercial uses when developing in areas designated for commercial or mixed use.

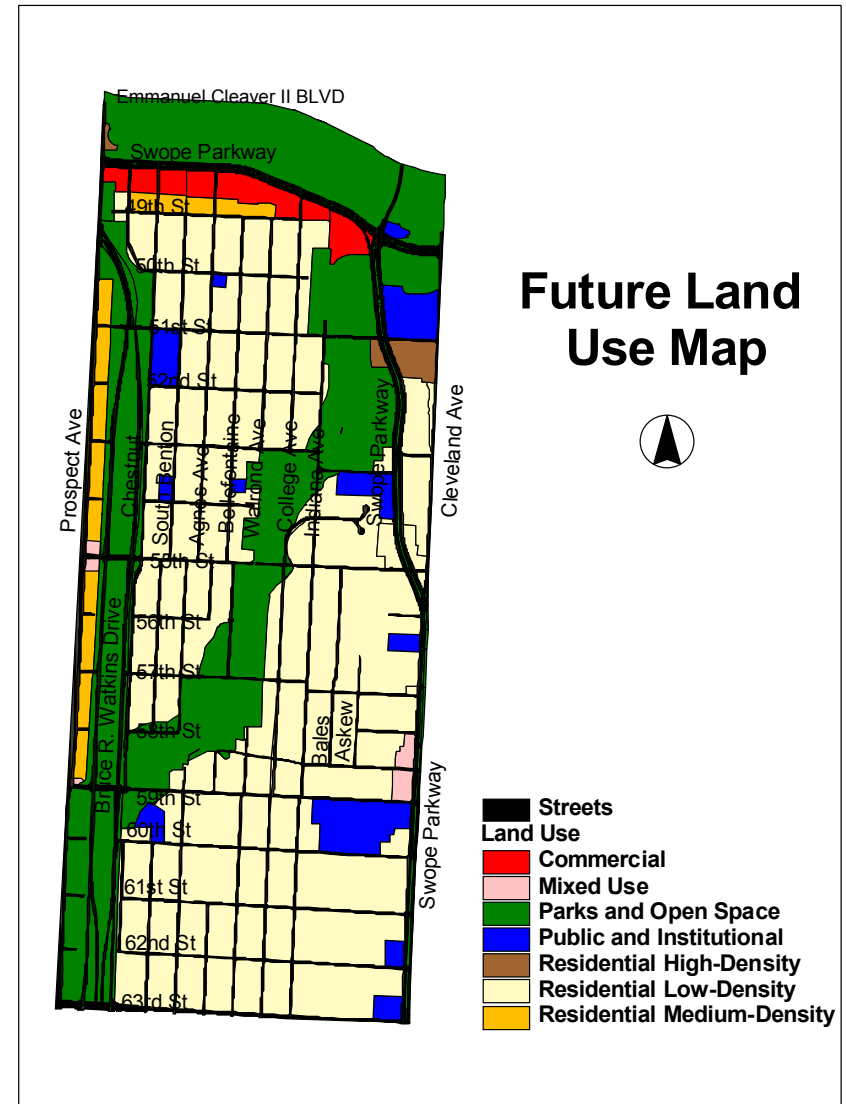
Land Use and Zoning

The Land Use Plan

Land use planning policy is distinguished from zoning by the fact that planning represents the intended future use of land while zoning stands as the law that determines the allowable uses of land. Planning drives zoning. Zoning helps implement land use plans by regulating what uses are allowed on specific parcels of land and how parcels can be developed in terms of building placement, height, density, access and setbacks, and parking, signage and other design requirements.

All requests for rezoning must comply with the City's adopted comprehensive plan, which is the **FOCUS Kansas City Plan**. The **Town Fork Creek Neighborhood Plan** makes detailed recommendations regarding land use and provides the basis for City Council decisions regarding rezoning.

The proposed future land use recommendations in this plan are reflected in the map to the right. The table on the following page describes the recommended areas of change to the existing land use plans. A rational basis for change is described for each area, and any adopted area plans affected by the proposed change are noted.



Map Key	Area Name	Adopted Land Use	Proposed Land Use	Rationale	Plans Affected	
	1.	Flood Control and Greenway Enhancement	Existing Parks, Low Density Residential, Commercial	Parks, Open Space	<ul style="list-style-type: none">Allows for the implementation of flood control measuresCreates an amenity for the surrounding residential communityConsistent with FOCUS guidelines for development in natural corridors	FOCUS Town Fork Creek Area Plan
	2.	Housing Development Buffering Greenway	Low Density Residential, Medium Density Residential, Public, Commercial	Low Density Residential	<ul style="list-style-type: none">Increases quality housing opportunities in the neighborhoodProvides direct access to common open space	FOCUS Town Fork Creek Area Plan
	3.	Brush Creek Commercial	Commercial, Public, Low Density Residential	Commercial and Mixed-Use	<ul style="list-style-type: none">Brush Creek Corridor promotes commercial useConsistent with predominant existing land useResponsive to mixed-use guidelines of <i>FOCUS Urban Core Plan</i>	FOCUS Town Fork Creek Area Plan
	4.	58 th Terrace Neighborhood Commercial	Commercial, Mixed-Use, Public	Mixed-Use	<ul style="list-style-type: none">Consistent with predominant existing land useResponsive to mixed-use guidelines of <i>FOCUS Urban Core Plan</i>Activity supportive of existing adjacent land uses	Town Fork Creek Area Plan

Housing

Context and Community Input

Issue I:

Housing is not consistently maintained throughout the neighborhood.

Context

According to the Kansas City Neighborhood Conditions Survey, average structural, ground and infrastructure ratings for residential parcels range from 3.92 to 4.47 on a scale of 5. A score of 5 indicates excellent condition, a score of 4 indicates good condition and a score of 3 indicates sub-standard condition. (See page 12.)

Community Input

Property maintenance issues are consistently raised in neighborhood planning discussions.

Housing

Policy Statements and Action Steps

→ **Policy**

The neighborhood will continue to work with the City on code enforcement issues to maintain the relatively sound housing in the neighborhood.

→ **Action Item**

The neighborhood will form a property maintenance committee to identify properties that are not in compliance with the City's codes and work with the City on code enforcement.

→ **Action Item**

The City will work with the neighborhood to train residents in basic maintenance and nuisance code investigation.

→ **Action Item**

The neighborhood will compile and distribute a list of individuals, businesses and services available to provide home maintenance assistance.

Neighborhood Identity and Maintenance

Context and Community Input

Issue 1:

A sense of neighborhood pride and identity needs to be maintained and enhanced.

Context

The neighborhood has little presence in the wider community apart from the streets that define its boundaries.

Community Input

Neighborhood residents expressed interest in creating and promoting a strong and positive neighborhood image.

Issue 2:

Many vacant lots and public areas are subject to illegal dumping and poor maintenance.

Context

Of the 604 acre neighborhood, 138 acres or almost 23 percent of the land is either vacant residential or park land. Mature vegetation, topographical conditions and limited sight-lines offer circumstances that are conducive to illegal dumping and poor maintenance.

Community Input

Illegal dumping, property maintenance and code violations are consistently raised in neighborhood planning discussions.

Policy Statements and Action Steps

→ Policy

Neighborhood entry markers will be located, designed and installed in a partnership of residents and neighborhood stakeholders.

→ Action Item

The neighborhood will pursue funding for the design and construction of neighborhood entry markers at major vehicular and pedestrian entries to the neighborhood.

→ Policy

The neighborhood will continue to work with the public agencies and interested stakeholders to address public and private maintenance issues within the neighborhood.

→ Action Item

The neighborhood will coordinate quarterly clean-ups with the City and other interested stakeholders.

→ Action Item

The neighborhood will create a prioritized list of public improvement projects.

→ **Action Item**

The neighborhood will apply for funding through the Public Improvements Advisory Committee (PIAC) for priority projects.

→ **Action Item**

The neighborhood will work with the KCATA to see that neighborhood bus stops are cleaned and maintained.

→ **Action Item**

The neighborhood will work with MODOT and the Parks and Recreation Department to see that maintenance, beautification and pedestrian crossing issues associated with Bruce R. Watkins Roadway are addressed.

→ **Action Item**

The neighborhood will work with Swope Community Builders to establish a Model Block Pilot Program.

Greenway Development

Context and Community Input

Issue 1:

The Town Fork Creek Greenway offers significant potential for serving as a neighborhood amenity.

Context

Park land and green spaces increase the value and marketability of adjacent residential and commercial properties.

Community Input

Neighborhood residents expressed a desire to enhance the use of the Town Fork Creek Greenway as a neighborhood amenity.

Issue 2:

Better access to and better maintenance of green space is needed.

Context

While Town Fork Creek runs through the center of the neighborhood from its southwest corner to its northwest corner, poor maintenance of walkways, periodic flooding and over grown brush limit access to this resource.

Community Input

Neighborhood residents expressed a desire to enhance the use of the Town Fork Creek Greenway as a neighborhood amenity.

Issue 3:

Flooding along the Town Fork Creek Greenway still causes property damage and undermines the potential amenity value of the Town Fork Creek Greenway.

Context

The Kansas City, Missouri Public Works Department continues to work through the implementation of the Town Fork Creek Watershed Master Plan and the Town Fork Creek Flood Mitigation Plan. Property damage caused by the flooding of Town Fork Creek has been significantly reduced within the last few years, however, stabilization and maintenance of the Town Fork Creek Greenway is yet to be realized.

Community Input

Neighborhood residents expressed a desire to enhance the use of the Town Fork Creek Greenway as a neighborhood amenity.

Policy Statements and Action Steps

→ **Policy**

The neighborhood will continue to support and involve residents, public agencies and interested stakeholders in developing the Town Fork Creek Greenway as a neighborhood amenity.

→ **Action Item**

The neighborhood will continue to work with the City and the Army Corps of Engineers to pursue flood control measures for Town Fork Creek

→ **Action Item**

The neighborhood will work with the Parks and Recreation Department to enhance and maintain the greenway walking trail and area parkland.

→ **Action Item**

The neighborhood will work with MDOT and the Parks and Recreation Department to develop and maintain a pedestrian bridge over Bruce R. Watkins in association with the enhancement and maintenance of the greenway walking trail and area parkland.

→ **Action Item**

The neighborhood will work with the parks and Recreation Department and the Public Works Department to support landscaping and erosion control for Town Fork Creek.

→ **Action Item**

The Parks and Recreation Department will develop and install directional, neighborhood identification, and informational signage for the greenway and walking trail.

Safety and Security

Context and Community Input

Issue I:

Property and infrastructure maintenance contribute to perceptions of safety in the neighborhood.

Context

- In the Town Fork Creek neighborhood, the number of offenses against property and persons shows an overall decline for the period between 1990 and 2003.
- According to the KC Safe City Initiative, a neighborhood's appearance should be orderly and inviting with clean streets and public spaces, few or no vacant buildings, and no signs of decay that can cause neighborhoods to be perceived as unsafe and attractive to crime.

Community Input

Neighborhood residents have been involved in

- The Walkers on Watch Program
- Community Builders' Community Safety Initiative
- Neighborhood Clean-ups
- Reporting code violations

Neighborhood residents expressed strong concerns about public and private property appearance and maintenance.

Policy Statements and Action Steps

→ **Policy**

The neighborhood will continue to involve residents, public agencies and interested stakeholders in addressing maintenance issues within the neighborhood.

→ **Action Item**

The neighborhood will work to expand participation in the Walkers on Watch Program.

→ **Action Item**

The neighborhood will continue to monitor and report code violations.

→ **Action Item**

The neighborhood will work with the City to see that dangerous buildings are demolished.

→ **Policy**

The neighborhood will work to minimize crime and perceptions of crime.

→ **Action Item**

The neighborhood will maintain contact with the police department and neighborhood patrol officers and monitor monthly criminal data.

Social Support and Connections

Context and Community Input

Issue I:

Neighborhood residents who remain involved in the community should enjoy a stronger sense of empowerment, well-being, safety and community.

Context

Neighbor to neighbor links of mutual support and problem solving strengthen social ties and empower the neighborhood.

Community Input

The neighborhood and the City seek the involvement of residents in all activities pertaining to the well-being of the neighborhood.

→ Policy

The neighborhood will continue to promote interaction among residents of all ages and between residents and community stakeholders.

→ Action Item

The neighborhood will pursue the development of a PAL (Police Athletic League) Center in the neighborhood.

→ Action Item

The neighborhood will promote interaction among residents and property owners by maintaining a newsletter and telephone tree and holding periodic neighborhood meetings.

→ Action Item

The neighborhood will promote the involvement of businesses, stakeholders, the University of Missouri, Kansas City and Rockhurst University by including their representatives in neighborhood meetings.

→ Action Item

The neighborhood will work with area institutions to see that needed community services are identified and provided.

→ Action Item

The neighborhood will identify playground equipment needs, find a location for installing the equipment and assist with raising funds to install and maintain the playground equipment.

DEVELOPMENT OPTIONS

Introduction

Through the analysis in the previous sections, and in conjunction with ongoing discussions with Town Fork Creek residents, the following objectives have been established for the Town Fork Creek neighborhood:

- Neighborhood stabilization
- Commercial redevelopment
- Greenway development & flood control
- Corridor development

The focus of this section is to create a development framework that meets the objective of the community through the identification of feasible land uses, projected improvements and available resources. Prototype development projects will be outlined in detail including:

- **Project Description:** The location of the site, as well as the type of development suggested for the site, and where possible, identification of potential tenants.
- **Relationship to Objective:** A discussion of how the development options align with the objectives of the neighborhood.
- **Market Area Characteristics:** Community and demographic information discussed in depth in previous sections, with a direct bearing on the prototype projects, is provided here. Generally, residential development is discussed in terms of

the housing market analysis and market characteristics, while the commercial development is discussed in terms of the market characteristics and the commercial market analysis.

- **Evaluation Criteria:** In order to better evaluate the prototype projects, criteria were established to provide a rational basis for future activity. The five criteria are:

1. *Potential Institutional Catalyst:* Developments with an existing relationship with an institution that would initiate or facilitate secondary development were considered more favorable than those without.
2. *Physical Characteristics:* Developments that do not require significant amounts of investment in infrastructure were considered more favorable.
3. *Market Characteristics:* Developments that are supported by market conditions were considered most favorably. For residential development, this refers to the extent to which the area supports market-rate housing. For commercial development, this refers to the immediate area's ability to support commercial activity.
4. *Site Development Characteristics:* Referring to the amount of available land adjacent to the proposed site, those developments with the greatest amount of vacant land were considered more feasible.

5. *Primary Investor*: Sites where the City or a developer with a strong relationship with the City has expressed an interest in development were considered more favorably.

For each criteria, the proposed development are assigned one of four possible scores:

- 3 Strong positive relationship
 - 2 Neutral
 - 1 Strong negative relationship
 - 0 Not applicable
- **Financial Profile**: An example of an abbreviated financial profile is provided for each prototype. These examples are basic, and based on generalized experience and projections. This information should be considered illustrative of the actual results demonstrated by the financial profile. Any actual development would require a greater level of detail.
 - **Financing**: Where possible, public and private financing programs are suggested as potential funding sources.

Comparable Development Profile: For each prototype, a comparable development is profiled. These profiles are provided to demonstrate something about the history of the development process, as well as lessons learned from the experience.

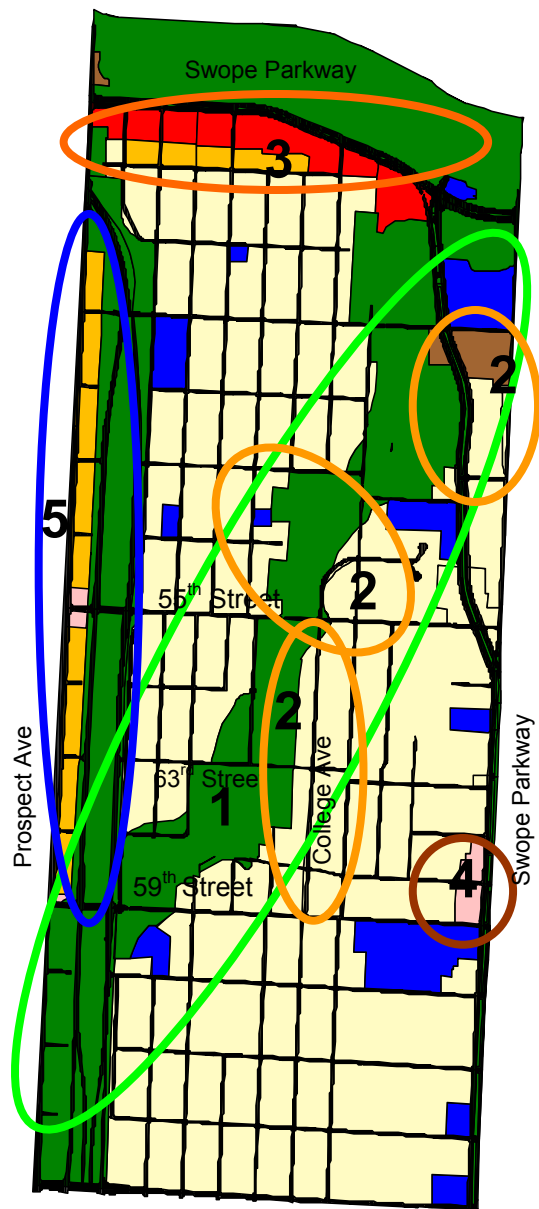
For each development prototype there are recommendations for actions that would assist the

Town Fork Creek neighborhood in implementing the prototype.

Target Projects

Five potential target projects were identified in various sections of the Town Fork Creek neighborhood. Each project is listed below and described in detail in the project sheets later in this section. Project locations are indicated on the map on the following page.

- **Prototype Development Project 1**: Flood Control and Greenway Enhancement
- **Prototype Development Project 2**: Housing Development Buffering Greenway
- **Prototype Development Project 3**: Brush Creek Commercial
- **Prototype Development Project 4**: Neighborhood Retail
- **Prototype Development Project 5**: Prospect Corridor Development



Map 9. Town Fork Creek Target Development Projects

Prototype Development Project 1: Flood Control and Greenway Enhancement

Prototype Development Project 2: Housing Development Buffering Greenway

Prototype Development Project 3: Brush Creek Commercial

Prototype Development Project 4: Neighborhood Retail

Prototype Development Project 5: Prospect Corridor Development

#	Prototype Project	Location
1	Town Fork Creek Greenway improvements <ul style="list-style-type: none"> Greenway development Water retention areas 	Main drainage course of creek, from 59 th Street to Brush Creek
2	Housing development along Town Fork Creek Greenway <ul style="list-style-type: none"> Single family, owner occupied Senior housing 	Between 51 st and 59 th Streets
3	Brush Creek office, retail, commercial development	Swope Parkway as it faces Brush Creek
4	Neighborhood retail redevelopment	58 th Terrace and Swope Parkway
5	Prospect Corridor mixed use and housing development <ul style="list-style-type: none"> Large mixed-use center at 63rd Street and Prospect Small neighborhood mixed-use centers at 59th Street and 55th Street Duplex/townhome development between mixed-use centers 	Prospect Avenue from 47 th Street to 63 rd Street

Prototype Development 1: Flood Control and Greenway Enhancement

Development of the Town Fork Creek Greenway

Project Description

Development of active and passive green space along the main drainage course of Town Fork Creek, specifically from southwest at 59th Street to northeast by its outfall at Brush Creek. The primary goal is to help eliminate flooding as well as provide space for health and recreational activities. Key components are:

- Flood mitigation
- Greenway development including trails and recreational areas
- Creation of water retention areas
- Habitat restoration

Relationship to Objective

Creating a greenway that incorporates flood control measures is a critical step in creating neighborhood stability through leading public infrastructure. The greenway will:

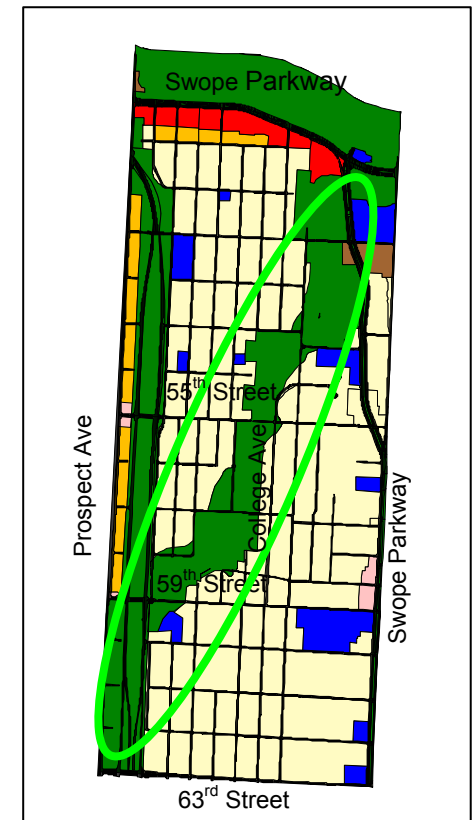
- Alleviate flooding and storm water run-off issues
- Encourage appropriate land use for unkempt vacant parcels
- Provide recreation and alternative transportation routes
- Improve water quality, protect wetlands and create and conserve habitats for wildlife

This public infrastructure development option is a direct result of ongoing discussions with the Public Works Department of Kansas City, Missouri and residents of Town Fork Creek.

Market Area

Characteristics

Specific market characteristics are not included for this development prototype. However, greenways have been shown to raise property values as much as five to twenty percent, and are viewed as amenities by developers who realize higher rental values and profits when they locate adjacent to greenways. Without greenway development and flood control measures future development is primarily limited to the periphery of the neighborhood.



Future Actions

The Project will be a collaborative effort between the Neighborhood, The City of Kansas City Missouri, Water Services, Public Works, Parks and Recreation, and the Army Core of Engineers. The Project team will

submit a proposal for federal funding to support initial development of greenway.

Evaluation Criteria	Greenway Development	Retention Areas
Institutional Catalyst The Swope Parkway Corridor has many faith-based institutions interested in participating in community development activities.	3	3
Physical Characteristics This development requires extensive infrastructure improvements, however the costs are often more cost effective than traditional flood improvement measures	3	3
Market Characteristics Greenways are viewed as amenities for residential and commercial users and developers. Vacant properties in the floodway and flooding issues are significant deterrents to developers and potential homeowners.	3	3
Site Development Characteristics The majority of vacant land in the neighborhood lies within the Town Fork Creek Floodway.	3	3
Primary Investor This development option is supported by the Public Works Department of the City of Kansas City	3	3
Total	15	15

Comparable Development Profile Tulsa, Oklahoma

Tulsa is often subject to high intensity rainstorms that can strike with little warning and dump as much as fifteen inches of rain in eight hours, causing damage to over 25,000 homes and businesses located in the floodplain of the Arkansas River or one of its tributaries. To help mitigate flooding factors, the City of Tulsa has developed a system of greenways and trails linking multi-purpose flood control structures along Mingo Creek. The effect has been a significant decrease in the loss of lives and damage to property during heavy rainfalls.

After a devastating flood in 1970, the city joined the National Flood Insurance Program and developed floodplain regulations. A subsequent flood caused \$18 million in damage and led to the relocation of 33 homes. In order to mitigate further flooding, the City undertook a channelization project that increased downstream flooding and destroyed wetlands and bottomland hardwoods. Another flood in 1976 caused three deaths and \$34 million in damages and began to change thinking about floodplain land use strategies. However, after a series of dry years, this initiative lost momentum. Then, in 1984, Tulsa had the worst flood in its recorded history, which resulted in 14 deaths and \$180 million in property damage; 5 deaths and over \$125 million in property damage occurred along Mingo Creek.

In 1987, the City of Tulsa and the Corps of Engineers began planning for the implementation of a local flood control project. The corps designed five structural detention sites along Mingo Creek, located within an established neighborhood. City officials determined that these drainage basins would have a negative impact on the community and organized a team of civil engineers, landscape architects, and urban planners to develop design alternatives that would provide stormwater detention benefits as well as meet the community's environmental, aesthetic and recreational needs.

The design alternatives featured woodlands, wetlands, trails, parks and a series of permanent lakes and involved some relocation. The design alternatives cost the same as the original concept proposed by the Corps of Engineers.

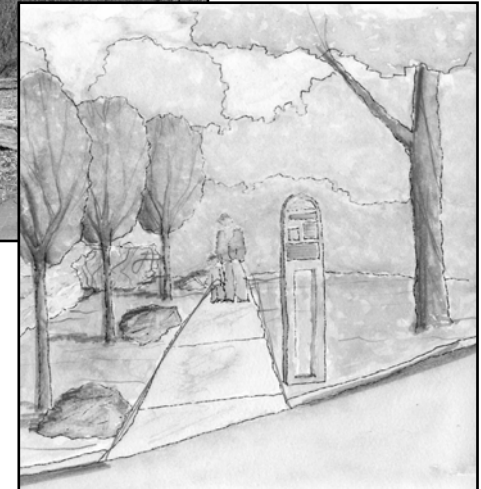
Funding for the projects was obtained from a variety of sources, including FEMA programs, SBA loans and a local revenue bond sale. As part of the city's stormwater management program, Tulsa established a stormwater utility fee, which requires residents to pay \$2.95 per month, and requires businesses to pay according to the runoff they create. In addition to the fee (it generates more than \$10 million per year), the city put aside capital funds specifically for the acquisition of frequently flooded properties. Overall, more than 900 structures have been relocated from Tulsa's floodplain since the 1970s.

As a result of Tulsa's struggle to reduce flood losses, the community's flood insurance rates have dropped by 25 percent and are now the lowest in the nation.

Existing pathway in the Town Fork Creek neighborhood.



Artist's rendering of landscaped pathway.



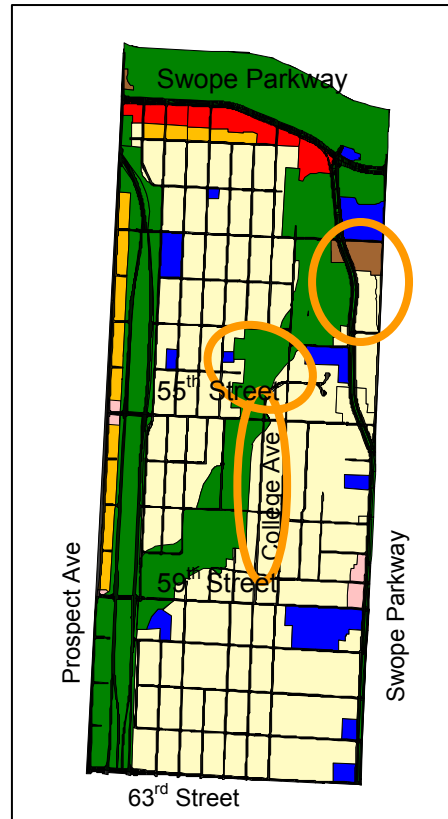
Prototype Development 2: Housing

Housing Development Along the Edge of the Town Fork Creek Greenway

Project Description

Development of residential uses from 59th Street to 51st Street. The primary goal is to help eliminate flooding as well as provide space for health and recreational activities. Three types of housing are feasible for use along the greenway:

- Single-family housing specifically targeted for College Avenue and the western edge of the greenway
- Multi-family (medium density) housing at 51st Street and Swope Parkway
- Senior housing (low density) between 54th Street and 55th Street on College Avenue



Relationship to Objectives

The top priorities identified by the community are the need for increased homeownership and a decrease in absentee/slum landlords. Creating quality housing

opportunities for people of varying needs along the greenway will create a community of people invested in the neighborhood and its amenities.

Market Area Characteristics

- Greenways are viewed as amenities by residential developers who realize higher rental values and profits when building adjacent to greenways.
- The bulk of residential housing was built prior to 1969.
- 82.5% of the Town Fork Creek neighborhood is dedicated to single-family housing, with approximately 12% to 15% of property presently vacant. Rental housing accounts for 43.6% of housing units.

Future Actions

The project team will prepare and submit a request for qualifications from area housing developers. The Project team will investigate funding sources with the appropriate Government Bodies, and the best possible way to administer the funding.

Evaluation Criteria	Single-Family	Multi-Family	Senior Housing
Institutional Catalyst Area community development corporations working on the 5 th District Community Development Initiative have expressed interest in development in the Town Fork Creek Neighborhood.	3	3	3
Physical Characteristics The area has existing infrastructure, however the existing infrastructure is old and inefficient; new infrastructure could aid in mitigating water run off and flooding of personal property.	3	2	2
Market Characteristics Greenways are viewed as amenities for residential and commercial users and developers. Vacant properties in the floodway and flooding issues are significant deterrents to developers and potential homeowners.	3	3	3
Site Development Characteristics The majority of vacant and deteriorating property lies within or is adjacent to the Town Fork Creek floodplain.	3	2	2
Primary Investor This development option is supported by the Public Works Department of the City of Kansas City. The neighborhood has been identified as a primary housing development area (Blue Hills/College Heights/Mt. Cleveland SA) by the Department of Housing and Community Development in its Consolidated Plan.	3	3	3
Total	15	13	13

Comparable Development Profile

Minneapolis, Minnesota

Construction of the Humboldt Greenway began in 2000 and signifies the largest public-improvement project in northern Minneapolis in decades. Like many older urban communities throughout the United States, the neighborhoods, although fundamentally strong, were in need of reinvestment. The objective of the project is to build long-term value and enhance the existing tax base through investment in parks and improved infrastructure while working in close consultation with the immediate neighborhood associations and a number of other public agencies. The greenway project is revitalizing the neighborhoods by changing the character of Humboldt Avenue to a landscaped greenway and is designed to add a newly created parkway setting, with major improvements to Shingle Creek, landscaped medians, boulevards, new open space, a pedestrian mall and a variety of housing to neighborhoods that currently lack a range of housing choices.

Hennepin County has served as the project's lead agency and its largest financial supporter. The greenway also has received financial support from the federal government, State of Minnesota, the Metropolitan Council and the City of Minneapolis. The Minnesota Community Development Agency has provided tax increment financing, housing revenue bonds, and financing through the Neighborhood Revitalization Program, for rental and ownership housing development totaling more than \$13 million. The Minnesota Housing Finance Agency and the

Metropolitan Council have provided \$750,000 in second mortgage assistance for low and moderate-income buyers.

Phase I of the project consists of 58 single-family homes and 36 townhomes, with sale prices ranging from approximately \$180,000 to \$220,000. At least 20% of the ownership units will be affordable at 80% of median income.

Single-family new construction designs will primarily be three-bedroom, two-bathroom, two-story plans with two car garages. The homes range from 1,300 to 1,800 square feet. Designs are compatible with the surrounding area, including brick and stucco accents. The townhouse designs will offer both one and two story options with between 1,400 and 1,800 square feet and two car garages.

A 5-unit senior apartment gives area seniors who no longer want to maintain houses and yards an attractive option, while increasing the overall supply of housing and demonstrating the market for new construction. The senior rental housing will serve a range of low and moderate-income persons.

Prototype Development 3: Commercial Brush Creek Office and Retail Development

Project Description

Development of office/retail/commercial space on Swope Parkway as it faces Brush Creek.

Relationship to Objectives

Developing office/retail

/commercial space will contribute to the economic base of Town Fork Creek by providing employment opportunities as well as goods and services.

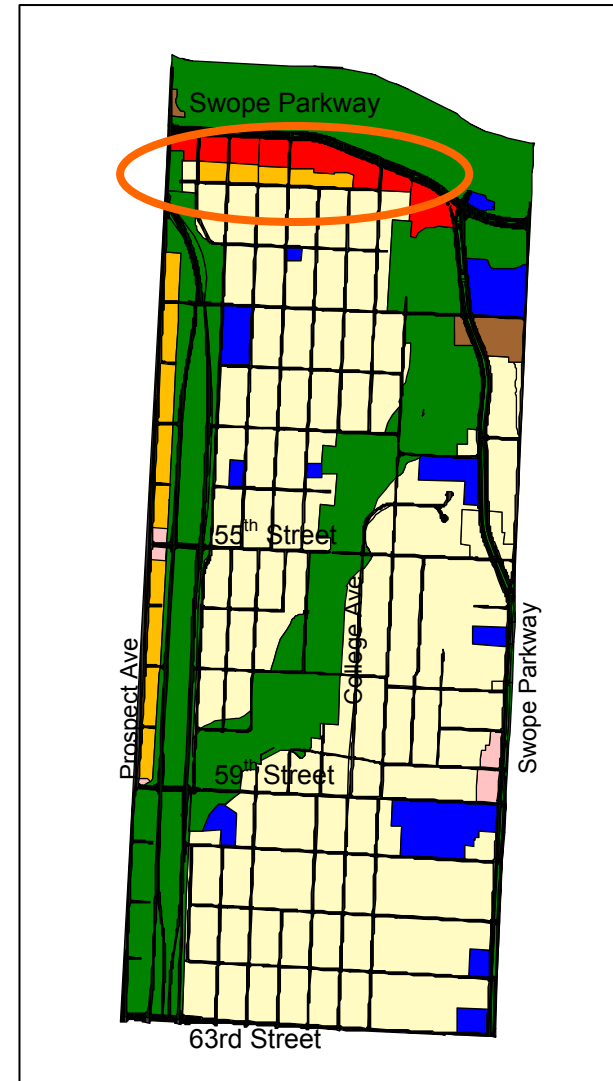
Redevelopment of this site would also be a visible part of the Brush Creek Corridor and begin changing misperceptions of the neighborhood.

Market Area Characteristics

This site represents four of the development sites identified in the Brush Creek Corridor TIF Plan. This plan identified 250,000 square feet of office space, plus 60,000 square feet of retail space. The office space is feasible given the Brush Creek Corridor redevelopment implementation process. Development of this site would provide regional services as well as neighborhood services.

Future Actions

Community works with Brush Creek Community Partners and the Tax Increment Financing Commission to support development of the site.



Evaluation Criteria	Commercial/ Retail/Office
Institutional Catalyst Brush Creek Community Partners' objective is to facilitate economic development along the Brush Creek Corridor and the adjacent neighborhoods.	3
Physical Characteristics The area has existing infrastructure	3
Market Characteristics Recent developments along the Brush Creek Corridor illustrate the market demand for services and office space development serving urban neighborhoods, Kansas City as well as the metropolitan area.	3
Site Development Characteristics Redevelopment of this site would have a positive impact on the neighborhood as well as providing services and employment opportunities. All of the properties are currently in private ownership.	2
Primary Investor The Brush Creek Corridor TIF Plan as well as the Brush Creek Corridor Land Use and Development Plan have been adopted by the City of Kansas City, Missouri and are currently being implemented. Specific proposals for this site have not yet been developed.	2
Total	13

Comparable Development Profile

The Mt. Cleveland Initiative is a development project that encompasses a range of uses at Blue Parkway and Cleveland Avenue. The office, retail, institutional and residential components of this project provide new investment opportunities at this gateway location to the Brush Creek Corridor. The redevelopment project contains the following components:

COMPONENT	STATUS
Institutional Campus	
▪ Swope Parkway Health Center	Completed
▪ Imani House	Completed
▪ Thomas/Roque Child & Family Development Center	Completed
Housing	
▪ Mt. Cleveland Multi-Family Housing	Completed
▪ Mt. Cleveland Single-Family Housing	Pre-development
Office/Retail	
▪ H&R Block Service & Technology Center	Completed
▪ Blue Parkway Offices	Completed
▪ Blue Parkway Offices II	Pre-development
▪ Grocery Store	Pre-development
Infrastructure	
▪ Brush Creek Lake 8	Completed
▪ Blue Parkway Realignment	Completed

Community Builders of Kansas City was designated as developer of this site in 1992. Working with the Applied Urban Research Institute, Community Builders of Kansas City fostered active community participation in the development and planning process. Community Builders of Kansas City, with the support of Senator Christopher Bond, has secured funding from the Department of Housing and Urban Development (DHUD) at the federal level in the amount of \$7.5 million for projects included in the Mt. Cleveland Initiative. The interest generated by DHUD and the Senator's office was leveraged into an additional \$72.6 million in financing and \$10.8 million in DHUD loans and grants for the Mt. Cleveland Initiative. The following is an overview of the financial profile for the Mt. Cleveland Initiative:

ITEM	AMOUNT
DHUD National Funding	\$7.5 million
DHUD Local Funding	\$10.8 million
Development Costs (local average)	\$72.6 million
Total Investment	\$90.9 million
Commercial/Institutional Space Created	339,000 sq. ft.
Housing Units Created	100 units
Permanent Jobs Created (est.)	1,520
Permanent Payroll (est. for single year)	\$38 million
Construction Payroll	\$40.9 million

Prototype Development 4: Commercial

Neighborhood Retail: 58th Terrace and Swope Parkway

Project Description

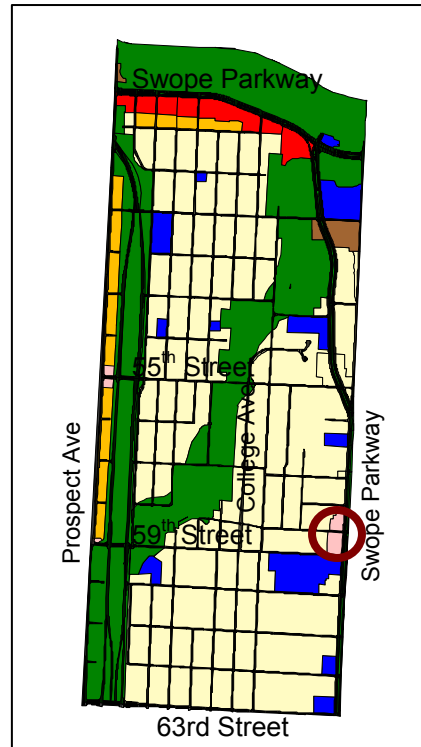
Redevelopment of the commercial node at 58th Terrace and Swope Parkway into a neighborhood mixed-use node.

Relationship to Objectives

The Town Fork Creek neighborhood is lacking basic neighborhood services. This site offers an opportunity to provide those services as well as employment opportunities. Redevelopment of 58th Terrace and Swope Parkway would also eliminate nuisance uses in the neighborhood.

Market Area Characteristics

- The neighborhood has access to regional services but is lacking basic neighborhood services, such as hair salons, barber shops, shoe repair and hardware stores.

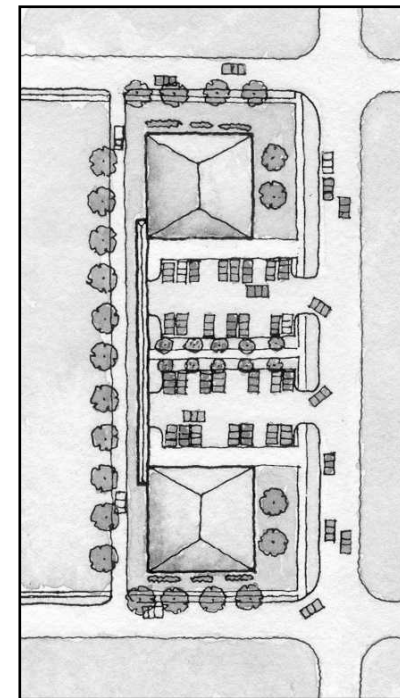


- In 2000, the median household income in Town Fork Creek was \$25,583.
- 57.5% of the population could be potential wage earners.

Future Actions

Community works with Brush Creek Community Partners, area businesses, community development corporations and faith-based institutions to support development of the site.

Artist's rendering of a neighborhood commercial site



Evaluation Criteria	Neighborhood Retail
Institutional Catalyst Brush Creek Community Partners' objective is to facilitate economic development along the Brush Creek Corridor and the adjacent neighborhoods.	3
Physical Characteristics The area has existing infrastructure	2
Market Characteristics The need for services, as well as the income levels and potential wage earners, indicate that a neighborhood mixed-use center would not only be viable but an asset to the neighborhood.	2
Site Development Characteristics Redevelopment of this site would have a positive impact on the neighborhood as well as providing services and employment opportunities. All of the properties are currently in private ownership.	3
Primary Investor Specific proposals for this site have not yet been developed.	2
Total	12

Comparable Development Profile

Morningside Place, Kansas City, Missouri

Originally part of the J.C. Nichols neighborhood development of the 1920s and 1930s, the small commercial strip located on the southwest corner of 59th and Holmes had long been a spot for neighborhood services, most notably Traxler's Drug Store, which closed in the mid-1980s. The property sat vacant, and was increasingly dilapidated, until Damon Abnos of Abnos & Associates purchased it in 1990.

Abnos had extensive experience in the construction industry, and had a vision of the site as once again fulfilling its role as a neighborhood center. With concepts he drew from experiences in Brussels, Belgium, he took on the complete renovation himself. All construction and rehabilitation was personally financed, and much of it was performed through "sweat equity." The rehabilitation phase was completed in approximately 6 months, providing space for 6 tenants in roughly 6,000 square feet.

Abnos had the usual minor obstacles characteristic to development, such as City permitting problems, and has been able to learn from this experience in order to develop similar projects throughout the city. One concern, expressed by the City of Kansas City, Missouri, was the possibility of attracting a tenant base that was not appropriate for the surrounding community. Abnos worked closely with the 49/63 Neighborhood Coalition to create a small neighborhood service and retail center that reflects the needs and desires of the surrounding community.

Abnos recognizes that the most critical consideration from the financial perspective is to make certain that the neighborhood residential base exists to support commercial development, and that residential development is a catalyst for commercial development.

Prototype Development 5: Corridor Development Prospect Corridor

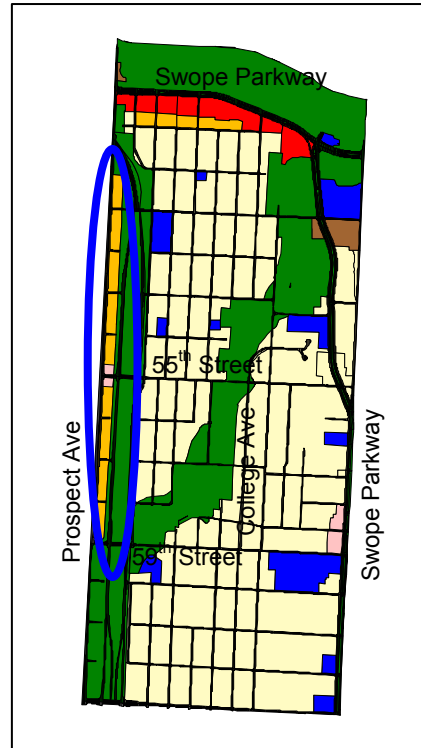
Project Description

Redevelopment of Prospect Avenue from 47th Street to 63rd Street. Development would consist of:

- Large mixed-use center at 63rd Street and Prospect Avenue
- Small neighborhood mixed-use centers at 59th Street and 55th Street
- Duplex/townhome development between mixed-use centers

Relationship to Objectives

Current uses are non-contributing or contributing negatively to the surrounding neighborhoods. Redevelopment of this corridor has the opportunity to change Prospect from a detriment to future development to an asset for surrounding development by creating a vibrant, thriving corridor.



63rd Street

Market Area Characteristics

The growing strength of the Blue Hills and Town Fork Creek neighborhoods, combined with the development initiatives of HCA/Community Development Corporation of Kansas City and the recent opening of the Bruce R. Watkins Roadway, makes for viable development opportunities along the Prospect Corridor.

Future Actions

Community works in collaboration with the Blue Hills neighborhood, Brush Creek Community Partners, Brownfields Commission, HCA and the Community Development Corporation of Kansas City, South-town Council, the City of Kansas City, Missouri, and the Economic Development Corporation of Kansas City, Missouri, to support development of the Corridor.

Evaluation Criteria	Mixed Use/ Housing
Institutional Catalyst Health Midwest and the Community Development Corporation of Kansas have begun implementation of the large mixed-use center. Other area community development corporations working on the 5th District Community Development Initiative have expressed interest in development in the Town Fork Creek Neighborhood.	3
Physical Characteristics The area has existing infrastructure	1
Market Characteristics The need for services, as well as the income levels and potential wage earners, indicate that a neighborhood mixed-use center would not only be viable but an asset to the neighborhood.	3
Site Development Characteristics Redevelopment of this site would have a positive impact on the neighborhood as well as providing services and employment opportunities. All of the properties are currently in private ownership.	2
Primary Investor Elected officials as well as representatives from City Planning and Development, Public Works and Housing and Community Development have publicly expressed the need for the revitalization of the Prospect Corridor.	3
Total	12

Comparable Development Profile
West Bottoms (Central Industrial District)
Kansas City, Missouri

In July 1998, a fire destroyed five buildings in the West Bottoms, including the abandoned building across the street from Faultless Starch/Bon Ami, at 1025 W. Eighth Street. Since then, the asbestos-laced rubble has been a lingering reminder of neglect in Kansas City's oldest manufacturing district. The building's owner couldn't afford to clean it up, and the city was forced to spray water on the site to keep asbestos from flying into the air. "Faultless workers called the crater full of bricks 'Chernobyl,' comparing the untouchable site to the Soviet nuclear reactor that melted down" (Mark P. Couch, *The Kansas City Star*, "West Bottoms Manufacturer Remains Optimistic," January 15, 2001).

Since the fire, business executives, college students, economic development officials, a U.S. Senator, loft developers, real estate speculators, flood-control experts and others are looking again at the West Bottoms. Commitments of over \$100 million in private and public funds have spawned a new office park, the world headquarters of an international manufacturer, a large parking garage near Kemper Arena, a bike and pedestrian trail and new roads and sewers to catch stormwater.

Deteriorating infrastructure was another significant problem. For decades, the City deferred maintenance on bridges, viaducts, roads, sewers and stormwater facilities, and did little to upgrade existing facilities to meet modern demands. As a result, combined sewer overflows, backflows, and groundwater infiltration into sewer lines were common occurrences causing

millions of dollars of losses to inventory and business activity, causing many businesses to pursue alternative locations. The Economic Development Administration awarded a \$1 million grant for the rehabilitation of sewers and blight removal to spur on redevelopment and retain over 1,000 jobs under a plan for Lewis & Clark Redevelopment District in the northern section of the West Bottoms. A major component of the redevelopment is the assistance of a federal Brownfields Demonstration Pilot and Showcase Community and a federal Enhanced Enterprise Community.

IMPLEMENTATION

Introduction

The following section offers actions and tools that can be used to help realize the goals of this plan. The chapter includes:

Implementation Matrix: summarizes tasks recommended in the plan, assigns responsibilities and establishes timeline.

Decision-Making Criteria: offers a set of criteria that ensures decisions regarding development in the neighborhood are consistent with this plan.

Design Guidelines: ensures that new development is consistent and compatible with the character of the neighborhood.

IMPLEMENTATION MATRIX

The purpose of the implementation matrix is to summarize the action steps recommended in this plan. The matrix identifies responsible parties and a general timeline for each task. The Implementation Matrix identifies:

- Projects recommended in this plan
- Primary participants and partnerships that identify the probable entities needed to be involved in the action or project
- The time frame in which the action or project should occur - this is expressed in terms of short term (1 to 3 years), medium term (3 to 5 years) and long term (more than five years)

Action Steps	Implementation Responsibility					Time Frame		
Land Use	Neighborhood	City	Institutions	Private Developers	Area Businesses	Short Term	Medium Term	Long Term
1. Design Guidelines in this plan will be used to review neighborhood development and redevelopment proposals by all applicable development review bodies.	*	*		*		*		
2. The neighborhood will work with the City to downzone appropriate areas within the neighborhood	*	*	*	*		*		
3. The neighborhood will work with area property owners and business owners to attract needed services to the neighborhood	*		*	*	*	*		
4. The neighborhood and applicable review bodies will encourage developers to include neighborhood serving commercial uses when developing in areas designated for commercial or mixed use.	*	*	*	*		*		
Housing								
1. The neighborhood will form a property maintenance committee to identify properties that are not in compliance with the City's codes and work with the City on code enforcement	*	*				*		
2. The City will work with the neighborhood to train residents in basic maintenance and nuisance code investigation.	*	*				*		

Action Steps	Implementation Responsibility					Time Frame		
Housing	Neighborhood	City	Institutions	Private Developers	Area Businesses	Short Term	Medium Term	Long Term
3. The neighborhood will compile and distribute a list of individuals, businesses and services available to provide home maintenance assistance	*	*				*		
4. The neighborhood will work with local real estate professionals to attract potential homebuyers to the neighborhood.	*		*				*	
5. The neighborhood will work with local developers to create new homeownership opportunities	*		*	*			*	
Neighborhood Identity and Maintenance								
1. The neighborhood will coordinate quarterly clean-ups with the City and other interested stakeholders	*	*	*			*		
2. The neighborhood will pursue funding for the design and construction of neighborhood entry markers at major vehicular and pedestrian entries into the neighborhood	*	*	*	*			*	
3. The neighborhood will create a prioritized list of public improvement projects	*					*		

Action Steps	Implementation Responsibility					Time Frame		
	Neighborhood	City	Institutions	Private Developers	Area Businesses	Short Term	Medium Term	Long Term
Neighborhood Identity and Maintenance								
4. The neighborhood will apply for funding through the Public Improvements Advisory Committee (PIAC) for priority projects	*	*	*			*		
5. The neighborhood will work with the KCATA to see that neighborhood bus stops are cleaned and maintained	*		*					*
6. The neighborhood will work with MDOT and the Parks and Recreation Department to see that maintenance, beautification and pedestrian crossing issues associated with Bruce R. Watkins Roadway are addressed	*	*						*
7. The neighborhood will work with SCB to establish a Model Block Pilot program	*		*			*		
Greenway Development								
1. The City and the Army Corps of Engineers will continue to address flood control for Town Fork Creek	*	*						*
2. The neighborhood will work with the Parks and Recreation Department to enhance and maintain the greenway walking trail and area parkland	*	*				*		

Action Steps	Implementation Responsibility					Time Frame		
Greenway Development	Neighborhood	City	Institutions	Private Developers	Area Businesses	Short Term	Medium Term	Long Term
3. The neighborhood will work with MDOT and the Parks and Recreation Department to develop and maintain a pedestrian bridge over Bruce R. Watkins Roadway in association with the enhancement and maintenance of the greenway walking trail and area parkland	*	*						*
4. The neighborhood will work with the Parks and Recreation Department and the Public Works Department to support landscaping and erosion control for Town Fork Creek	*	*				*		
5. The Parks and Recreation Department will develop and install signage for the greenway and walking trail	*	*				*		
Safety and Security								
1. The neighborhood will work to expand participation in the Walkers on Watch program	*					*		
2. The neighborhood will continue to monitor and report code violations	*	*				*		
3. The neighborhood will work with the City to see that dangerous buildings are demolished	*	*				*		

Action Steps	Implementation Responsibility					Time Frame		
	Neighborhood	City	Institutions	Private Developers	Area Businesses	Short Term	Medium Term	Long Term
Safety and Security								
4. The neighborhood will maintain contact with the police department and neighborhood patrol officers and monitor monthly crime data.	*	*				*		
Social Support and Connections								
1. The neighborhood will pursue the development of a PAL center in the neighborhood	*	*	*				*	
2. The neighborhood will promote interaction among residents and property owners by maintaining a newsletter and telephone tree and holding periodic neighborhood meetings	*					*		
3. The neighborhood will promote the involvement of businesses, stakeholders, UMKC and Rockhurst University by including their representatives in neighborhood meetings	*	*	*		*	*		
4. The neighborhood will work with area institutions to see that needed community services are identified and provided	*	*	*		*	*		

Action Steps	Implementation Responsibility					Time Frame		
Social Support and Connections	Neighborhood	City	Institutions	Private Developers	Area Businesses	Short Term	Medium Term	Long Term
5. The neighborhood will identify playground equipment needs, find a location for installing the equipment and assist in raising funds to install and maintain the playground equipment	*	*	*	*	*		*	

DECISION MAKING

CRITERIA

The role of a planning document is to establish policies for an area within a framework defined by the community. During the development approval process, decision-makers are asked to apply the following criteria when reviewing the plan's goals and policies:

- Does the proposed development approval or action positively affect the character of the neighborhood by:
 - Complying with this plan's Design Guidelines
 - Providing quality landscaping, buffering and screening between uses
 - Developing at a "human scale"
 - Integrating crime prevention through environmental design principles
 - Encouraging increased levels of home ownership
 - Removing blight or improving neighborhood housing conditions
- Does the proposed development or action preserve and enhance the neighborhood's multi-modal vehicular transportation environment by:
 - Maintaining or enhancing the levels of service for bicyclists, transit and pedestrians
 - Helping to calm automobile traffic into the neighborhood core
 - Providing adequate access for emergency services
 - Incorporating enhanced transit stops with shelters
 - Ensuring that the development is accessible to disabled persons, elderly persons and people with children in strollers
- Does the proposed development project improve neighborhood infrastructure by
 - Improving streets, storm sewers, curbs and sidewalks while keeping streets at the minimum width allowable
 - Providing neighborhood entry markers or neighborhood signs
 - Providing public gathering places and open spaces as well as linkages to open space facilities

- Does a development approval or action ensure building design and placement is quality, designed for long-term durability and potential reuse by:
 - Complying with this plan's design guidelines
 - Utilizing “smart” and “sustainable” building architecture as generally recognized in the architectural profession
 - Providing quality landscaping, buffering and screening

DESIGN GUIDELINES

The following design guidelines have been prepared to provide minimum criteria for new development in the Town Fork Creek neighborhood. These minimum standards are intended to establish quality, appearance, compatibility of character, variety of design and enhanced community values.

For each prototype development project the design guidelines are divided into three categories:

- Site Design
- Architectural Design
- Landscaping

The site design section addresses overall site planning considerations and site amenities. The architectural design addresses general design principles. The landscaping design section addresses general landscape design principles, landscape treatment of development edges and entrances.

Purpose

The guidelines are a tool for review of proposed development in the Town Fork Creek neighborhood. The content of the guidelines is not intended to preclude the requirements of any city, state or federal ordinances. The guidelines are intended to provide a direction for the orderly development of the Town fork Creek neighborhood. The guidelines are also intended to guide the character of the neighborhood.

TOWN FORK CREEK GREENWAY

These preliminary guidelines are constructed with the aim of making Town Fork Greenway an asset for the community. However, in order to create a greenway with long-term viability, it is essential to determine the needs of the principal groups of users and stakeholders through a participatory community-based planning process.

A. Site Design

Intent/Purpose: Proper site design for the Town Fork Creek greenway will provide vegetated buffers that protect natural habitats, improve water quality and reduce the impacts of flooding in high-risk areas. Incorporating trails will enhance recreational opportunities, provide routes for alternative travel and improve the overall quality of life in the Town Fork Creek neighborhood.

1. Drainageways should be left in as natural a state as possible without channelization or engineered structures unless required to prevent erosion or other special circumstances, or as required by other agencies.
2. Where possible, utilize bio-filtration methods to feed surface streams and recharge groundwater with storm runoff.

3. Provide a visually attractive trail through gently meandering pathways positioned along Town Fork Creek, with walkable surfaces that are non-slip and non-glare.
4. Plan for a variety of natural spaces, from large open lawns or hillsides to secluded creekside spaces.
5. Provide adequate access by locating the main entrances to the greenway near bus stops with shelters and crosswalks.
6. Plan and locate park facilities to avoid potentially conflicting uses.
7. Place a recreation building in a central, well marked location, with seating and gathering space next to the building so that the center maintains a social function even when the building is closed.
8. Create a variety of settings that can be claimed by different groups, as opposed to one flat open space.
 - Place benches in planted areas facing pleasing views of open green areas; benches backed by structures such as walls, plants, or trees provide a greater sense of security than do benches situated in the open.
 - Provide isolated tables for those wanting to eat, read or study outdoors in a natural setting. Quiet areas should be usable, and their silent and tranquil mood should be expressed clearly and strongly enough to discourage large picnic groups.

- Place drinking fountains, rest rooms and seating shelters in convenient areas, and ensure that they meet ADA accessibility guidelines.
-

B. Architectural Design

Intent/Purpose: Specific design guidelines for any structures and ancillary buildings in the greenway should be addressed through a community based planning process that determines the needs of primary users and stakeholders of the Town Fork Creek Greenway.

C. Landscaping Design

Intent/Purpose: Greenways are a special kind of linear landscape. Policies for their design and planning can make a major contribution to the environmental utility and enjoyment by the public.

1. Use existing plants on site to develop and establish several different native plant communities
2. Create a rich and varied aesthetic environment consistent with habitat restoration, to maximize the desired feeling of contact with nature, by:
 - Providing plants of varied colors, textures, and shapes.
 - Planting fragrant and flowering trees and shrubs.
 - Planting species that attract birds or butterflies.

- Providing water that is moving or still – soothing sounds of falling water create a sense of well being and calm.
 - Provided isolated sections away from activity and noise, creating calm and silent niches.
 - Raise planters and planting beds along walkways for easy visibility.
3. Protect ecosystems while giving special consideration to those inadequately protected by existing conservation program.
 4. Protect the full range of biodiversity, including viable populations of native plant and animal species that are endangered, threatened, rare or otherwise imperiled.
 5. Incorporate ecologically compatible working landscapes that minimize the impact of natural disturbances.
 6. Design ecological elements to absorb and dissipate the effects of storm water run-off.
 7. Incorporate appropriate urban open spaces.
 8. Use principles that give importance to the aesthetic value of landscapes.
 9. Design the majority of park space to be open and visible through the use of large trees rather than extensive shrubbery.
 10. Encourage wildlife.
 11. Ensure that trees or other plant materials form a natural boundary for such spaces in the vertical and/or the horizontal plane.

12. Views of the Town Fork Creek Greenway should be preserved and enhanced. Site planning must consider the relationship of building to natural grades. Buildings should be sited to preserve views from arterial streets. Landscaping and building placement should be used to frame and enhance view corridors

HOUSING

New and redeveloped housing that blends with the existing context is an essential function of future housing design. New housing that matches the mass, alignment, scale, pattern and materials used in existing neighborhood housing will increase property values as well as housing opportunities in the Town Fork Creek neighborhood.

A. Site Design

Intent/Purpose: The development of housing sites should encourage resident interaction and participation with the surrounding community.

1. Utilize adequate setbacks, landscaping, barriers or transition zones and building heights to achieve compatibility with adjacent land uses.
2. Extensive pedestrian pathways are important in providing areas for passive recreation as well as connections to areas within the various sites as well as within the community.

B. Architectural Design

Intent/Purpose: The architectural design of housing projects should create visual variety and, at the

same time, promote an integrated character for the project. Buildings should provide interest through the use of varying forms, architectural detail and positioning on the site, while still maintaining continuity as one project.

1. Architectural materials should reflect and complement those that currently predominate in the area such as stone, brick, and block masonry, non-reflective glass and architectural metals.
2. Architectural character will also harmonize with and have some elements in common with other structures in the vicinity to visually organize and give human scale to an area or project. Human scale is such that a person will feel comfortable in terms of visual and physical perception of size, familiar features, and usability.
3. Design of buildings should convey sensitivity to edge and boundary conditions, and should present the view of finished edges to adjacent uses. This involves the screening of mechanical equipment, loading docks and trash receptacles. This should also include screening of parking facilities.
4. Architectural detailing, horizontal off-sets, architectural window details and other features shall be provided on all sides of the building to avoid blank walls. All sides of all buildings shall be designed with quality materials.
5. Vertical and horizontal elements shall be used in contrast to one another. Contrast and depth are preserved by offering exterior selections

that emphasize a dominant building material but include contrasting complementary materials and colors.

6. Buildings shall incorporate visually heavier and more massive elements at their bases, and lighter elements above these components. The second story should not appear heavier or demonstrate greater mass than that portion of the building supporting it.
7. Homes should have prominent front doors facing the street.
8. Porches facing the street are encouraged in order to promote social interaction and provide passive “eyes on the street.” Porches should be the full width of the house and at least 8 feet in depth.
9. Garages should not face the street. They should be located on the side or rear of structures and accessed by a drive connected to the street or by alley.
10. When included in the design, balconies shall be architecturally integrated into the design.
11. New construction should relate to the mass, pattern, alignment and proportion or scale of the existing housing stock.

C. Landscaping Design

Intent/Purpose: Landscaped areas within housing developments are crucial to help counteract the potential dominance of the hardscaped elements such as driveways, parking areas, building and concrete pathways.

1. A wide variety of plant material shall be used in landscaped areas to add interest
2. Small, identical planters or window boxes that match the architectural style, materials, and color of the building should be provided on private patios or balcony areas.
3. Landscaped islands and/or peripheral landscaping are encouraged along drive entry. Additionally, median and landscaped island are encouraged on local and collector streets.
4. The use of landscape material and earth berm in lieu of, or in conjunction with fencing is a preferable buffer between private property and the right-of-way.

COMMERCIAL

Design that is consistent within a project so that it harmonizes with, and has some elements in common with other development in the vicinity of the project, and so that it will contribute to visually organizing and giving a human scale to the project.

A. Site Design

Intent/Purpose: Site design should provide a cohesive pattern for commercial development in the Town Fork Creek neighborhood that allows opportunities for the public to walk, bike or drive to and within the development without providing conflicts.

1. Building massing should reflect the general orientation of the adjacent corridor.

2. Where a street wall exists, consisting of the building fronts aligned with only a minimum setback from the street, infill buildings should maintain the existing setback and should be generally consistent with the existing setback of adjacent buildings.
3. In the more dense, urban portions of the Town Fork Creek neighborhood, the design of projects should create a consistent, pleasing, urban-style street frontage by providing the maximum amount of building face along a frontage build-to line.
4. Buildings, not parking areas, should help define the boundaries of open space.
5. Each development should include a clear, understandable and landscaped pedestrian circulation system that provides pedestrian linkages between buildings, between parking lots and buildings, and between a development and adjacent uses.
6. Buildings on a development site should be located in a way that allows pedestrians to directly reach their destinations within the site or to directly reach continuous pedestrian walkways linking destinations outside the development. Buildings should have entrances accessible to the pedestrian on all sides adjacent to a street. Site design should provide direct access into the buildings from a public sidewalk.
7. All access shall meet and should exceed the requirements of the Americans With Disabilities Act Accessibility Guidelines.

8. Access drives for service and delivery vehicles should be located so as not to disrupt other vehicular or pedestrian circulation, or to visually detract from the fronts of buildings or from focal points within the projects.
9. The design and location of access drives and other roadways through a development should prevent headlights from shining into adjacent residential areas.
10. In general, surface parking lots should be located at the sides or rear of structures. Surface parking lots should be separated from streets and park land by a decorative wall, a berm or solid landscape screen at least 4 feet in height.
11. Parking aisles should be aligned perpendicular to the building's façade that they serve, in order to minimize the number of traffic lanes pedestrians must cross.
12. Unless there are physical barriers, all streetscapes in new developments along boulevards and parkways should include a 10-foot planning strip between the curb and the edge of the sidewalk, and a 6-foot sidewalk. Unless there are physical barriers, all new developments and redevelopments in other locations should have a minimum 6-foot planting strip and a 6-foot sidewalk.
13. Where possible, open space should be designed as part of the overall building and project design and should not be considered space left over after the buildings are sited

14. Each development's open space should link directly with any adjacent City park, parkway or boulevard, through such methods as continuity of landscaping, paving material, pathways and unobstructed vistas.

B. Architectural Design

Intent/Purpose: Providing a consistent design within a project will allow new and redeveloped property to harmonize with and incorporate elements with other major developments in the vicinity of the project. Contributing to the visual organization and human scale of the project.

1. Architectural materials should reflect those that are currently predominate in adjacent areas.
2. All buildings within any given development should use similar material, whether on attached or detached structures.
3. Simulated material, such as stucco board and aluminum siding, are not appropriate as exterior finish materials in the Town Fork Creek neighborhood.
4. Development projects should have a consistent architectural design as reflected in building height and massing, and in architectural design details, as well as building materials.
5. Design of buildings on the perimeter of projects should reflect sensitivity to edge and boundary conditions, and should present the view of finished edge to adjacent uses. This should

include screening of mechanical equipment, loading docks and trash receptacles.

6. The design of the building facades facing Brush Creek and Prospect Avenue should consider both the views of and from the adjacent Bruce R. Watkins Drive and the Brush Creek Corridor.
7. The design of buildings should help reduce mass and contribute to a human scale of development through use of such techniques as using more than one color or texture on a façade, having a defined base and architecturally defined main entrances, setback from the building base, an articulated façade and roof, and plane changes within the building elevations.
8. Buildings should have a defined base and architecturally defined main entrances, stepbacks from the building base, an articulated facade and roof, and plane changes within the building elevations to minimize the bulk and mass of buildings, and to create a human scale and perception of public accessibility for the projects.
9. Parking garages located above grade should be generally consistent in height with, but not taller than, adjacent buildings.

C. Landscaping Design

Intent/Purpose: Landscaping of commercial development provides a setting or context for structures in a development that can provide the following benefits: minimize runoff, help cool and purify the air provide visual screens and a sense of

scale by providing a pleasant transition from adjacent roadways into the development.

1. Pedestrian walkways and plazas adjacent to parking should be visually and spatially separated from them through use of additions site elements, including bollards, lighting, landscaping and special pavement treatments.
2. All development and redevelopment projects should include a streetscape plan for all public streets within the development.
3. All streetscape plans for boulevards or parkways are subject to review and approval by the Board of Parks and Recreation Commissioners.
4. All streetscape plans should consider materials used and amenities included in streetscapes adjacent to the project, as well as the material and character of the development/redevelopment project itself.
5. All streetscape plans should include street tree plantings of a size, species and spacing approved by the City Forester; all development fronting a boulevard or parkway shall conform to Parks and Recreation's Tree Master Plan for Boulevard and Parkway.
6. The Kansas City Area Transportation Authority (KCATA) should review all streetscape plans for arterial streets. KCATA may designate locations for bus stop, bus shelters and bus pull-offs, which should be included in the streetscape plan. All streetscape plans should also include

sidewalks, benches and trash cans at bus stop locations.

7. The design of each development's open space should include spaces that will attract activity, such as courtyard with seating, a fountain, sculpture garden or a shady pathway between buildings.
8. User safety should be a primary consideration in open space design. The spaces should convey a feeling of openness and security. Blind alley space and dead-end spaces are not acceptable.
9. Preserve healthy, attractive plant materials of significant size
10. Include a combination of evergreen and deciduous plant material, preferably with multiple year-round ornamental qualities in coloration, bark, form, fragrance, fruit and/or flowers.
11. Emphasize low-maintenance, water-conserving plantings that are well adapted to Kansas City's climate and soils, including use of native plant material.
12. Cluster plant material to provide plantings that are less likely to dry out, and are easier to maintain the scattered single plants, shrubs or trees.
13. Complement the project and the structures, including parking structures, by using a design that provides a frame for significant views, and screens for negative views, and mitigates harsh

environmental effects including summer sun and winter winds.

14. Avoid contributing to safety problems by avoiding landscaping that can block security lighting, and block public views into an area.
15. Include street planting on all streets with a size, type and spacing to be approved by the City Forester.

Summary

The plan recommendations address the role of public policy in guiding development in the Town Fork creek neighborhood.

The plan's recommendations include policy recommendation by category, and a redevelopment framework that describes five prototype development projects, to illustrate urban design concepts as an expression of land use. Key recommendations include:

- A. The City's land use plan should be modified to reflect changes in land use patterns, as well as account for new land uses proposed in this plan. Zoning should reflect the adopted land use; in particular the interior of Town Fork Creek should be downzoned to a R1 category.
- B. Develop the Town Fork Creek Greenway in a manner that provides flood control measures as well as amenities for the community.
- C. Target the Town Fork Creek neighborhood with housing development incentives for the

construction of new single-family, for-sale housing and new multi-family housing.

- D. Improve and replace existing infrastructure to aide flood-control and water run-off as well as creating better vehicle and pedestrian circulation.
- E. Utilize economic development tools currently available in combination with other incentives to encourage further redevelopment in the Brush Creek Corridor.
- F. Promote neighborhood commercial and retail redevelopment that is responsive to the needs and character of the neighborhood.
- G. Concentrate public investment on Prospect Avenue in order to eliminate blight and provide incentives for redevelopment.

The five prototype projects explored in the development options section present potential ways of combining private and public investment with the goal of improving the area and setting the stage for additional investment within the Town Fork Creek Neighborhood.